



City of Troy

AGENDA, TROY CITY COUNCIL
MONDAY, APRIL 6, 2015, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL

Excuse Mr. Heath
Excuse Mr. Phillips
Excuse Mrs. Snee

excuses by motion/second/roll call vote
excuses by motion/second/roll call vote
excuses by motion/second/roll call vote

SUMMARY OF MINUTES

March 16, 2015
March 30, 2015 Special Meeting

motion/second/roll call vote
motion/second/roll call vote

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two minute limit

RESOLUTIONS

R-21-2015	Extend Duty Injury Leave by 30 days for Dale S. Thompson	EMERGENCY	1 st Reading
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ORDINANCES

O-10-2015	Reappropriation		1 st Reading
O-11-2015	Rezone part of IL 60471, area of 14.577 Acres, from the B-2, General Business District, to a Planned Development (PD). PUBLIC HEARING 5-4-2015		1 st Reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

Date of Meeting: April 6, 2015

Troy City Council Special Meeting

[illegible]

MINUTES OF COUNCIL

A regular session of Troy City Council was held Monday, March 16, 2015, at 7:00 p.m. in Council Chambers.

Members Present: Clark, Heath, Kendall, Phillips, Schweser, Snee, Tremblay and Twiss.

Upon motion of Mr. Clark, seconded by Mr. Kendall, Mrs. Oda was excused from this meeting by unanimous roll call vote.

Presiding Officer: Martha A. Baker, President of Council

Others Present: Michael L. Beamish, Mayor
Patrick E. J. Titterington, Director of Public Service and Safety
James R. Livingston, Director of Law
John A. Stickel, Auditor

INVOCATION: The meeting began with the Pledge of Allegiance, followed by an invocation given by Mr. Schweser.

MINUTES: The Clerk gave a summary of the minutes of the March 2, 2015, meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Clark, seconded by Mr. Phillips, to approve these minutes. Motion passed by unanimous roll call vote.

COMMITTEE REPORTS:

Community and Economic Development Committee: Mr. Twiss, Chairman, reported that Committee met to consider the Expedited Type 2 annexation petition filed on behalf of Harold E. Trader with the County for 34.469 acres in Staunton Township to the City of Troy, located north of Troy-Urbana Road and east of DeWeese Road. Based on the State law section under which this annexation petition was filed and qualifies, Council has 20 days to provide a statement of what services the municipal corporation would provide to any parcel within the City including that proposed for annexation and a statement of buffering requirements, and 25 days to consent or object to the annexation. Committee recommends legislation be prepared approving the three legislative items related to the Trader Annexation of 34.469, and supports consent. To meet the time line of the state law for an expedited annexation, Committee supports emergency legislation.

Report signed by Kendall, Schweser and Twiss.

Law & Ordinance Committee:

Mr. Schweser, Chairman, reported that Committee recommends legislation be prepared to approve the application of Scherre H. Mumpower to continue to have 25.15 acres of ground located on the east side of Lytle Road placed in an Agricultural District. Committee noted such applications must be re-filed every five years, and this is the fifth such application for this parcel of land.

Report signed by Phillips, Snee and Schweser.

Streets & Sidewalks Committee:

Mr. Phillips, Chairman, reported as follows:

- 1) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the 2015 paving program of roadways and other areas of City property at a total cost not to exceed \$766,000.
- 2) Committee recommends legislation be prepared authorizing accepting the Highway Easement associated with the N. Market Street/Piqua-Troy Road/Troy-Urbana Road intersection.
- 3) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the McKaig Road Improvement Project, Phase II, at a cost not to exceed \$1,142,000.

Reports signed by Heath, Snee and Phillips.

Discussion: Mr. Clark asked if the railroad crossing on McKaig Road will be renovated concurrent with the McKaig Road project, and Mr. Titterington advised that the City will be coordinating the project with the railroad.

CITIZEN COMMENTS:

Lester Conard, 1210 S. Clay Street, regarding the Trader Annexation (R-12, R-13, R-14) asked if the neighbors were notified and it seems like the City trying to do something quick and out of order. Mr. Titterington advised that the Ohio Revised Code (ORC) requires the applicant to notify the neighboring properties, the time line in which the city must act is stipulated by the ORC and not by the City, and this is not a matter of zoning any land. Mrs. Baker commented that by Council is not considering a development at this time, but following the ORC for responding to an annexation petition.

RESOLUTION NO. R-6-2015

RESOLUTION APPROVING APPLICATION OF SCHERRE H. MUMPOWER TO PLACE LAND IN AGRICULTURAL DISTRICT

This Resolution was given public hearing and first title reading on March 2, 2015.
Given second title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Heath, Phillips, Tremblay, Kendall, Twiss, Snee, Clark and Schweser.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Kendall.

Yes: Phillips, Tremblay, Kendall, Twiss, Snee, Clark, Schweser and Heath.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-10-2015

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE 2015 PAVING PROGRAM

This Resolution was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Tremblay, Kendall, Twiss, Snee, Clark, Schweser, Heath and Phillips.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Twiss.

Yes: Kendall, Twiss, Snee, Clark, Schweser, Heath, Phillips and Tremblay.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-11-2015

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE McKAIG ROAD IMPROVEMENT PROJECT, PHASE II

This Resolution was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Twiss, Snee, Clark, Schweser, Heath, Phillips, Tremblay and Kendall.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Snee, Clark, Schweser, Heath, Phillips, Tremblay, Kendall and Twiss.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-12-2015

RESOLUTION ESTABLISHING MUNICIPAL SERVICES FOR CERTAIN TERRITORY CONTAINING 34.469 ACRES, MORE OR LESS, IN STAUNTON TOWNSHIP, IN THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Clark, Schweser, Heath, Phillips, Tremblay, Kendall, Twiss and Snee.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Schweser, Heath, Phillips, Tremblay, Kendall, Twiss, Snee and Clark.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-13-2015

RESOLUTION ESTABLISHING BUFFER REQUIREMENTS FOR CERTAIN TERRITORY CONTAINING 34.469 ACRES, MORE OR LESS, IN STAUNTON TOWNSHIP, IN THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Heath, Phillips, Tremblay, Kendall, Twiss, Snee, Clark and Schweser.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Tremblay.

Yes: Phillips, Tremblay, Kendall, Twiss, Snee, Clark, Schweser and Heath.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-14-2015

RESOLUTION CONSENTING TO THE ANNEXATION OF CERTAIN TERRITORY CONTAINING 34.469 ACRES, MORE OR LESS, IN STAUNTON TOWNSHIP, TO THE CITY OF TROY, OHIO, AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Schweser moved for suspension of rules requiring three readings. Motion seconded by Mr. Clark.

Yes: Tremblay, Kendall, Twiss, Snee, Clark, Schweser, Heath and Phillips.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Twiss.

Yes: Kendall, Twiss, Snee, Clark, Schweser, Heath, Phillips and Tremblay.

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-6-2015

ORDINANCE ACCEPTING THE DEDICATION OF A RIGHT-OF-WAY

This Ordinance was given first title reading.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Twiss, Snee, Clark, Schweser, Heath, Phillips, Tremblay and Kendall.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Snee, Clark, Schweser, Heath, Phillips, Tremblay, Kendall and Twiss.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-7-2015

AN ORDINANCE ESTABLISHING A NEW BUDGET FUND FOR REMBURSEMENTS FROM THE U. S. DEPARTMENT OF JUSTICE AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Tremblay.

Yes: Clark, Schweser, Heath, Phillips, Tremblay, Kendall, Twiss and Snee.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Phillips.

Yes: Schweser, Heath, Phillips, Tremblay, Kendall, Twiss, Snee and Clark.

No: None.

ORDINANCE ADOPTED

COMMENTS OF MAYOR BEAMISH:

Mayor Beamish commented as follows:

- The Chamber of Commerce is hosting the State of the City event on March 20.
- He provided Council with comments of the Mayors Youth Council regarding their perception about what is good about Troy and what could be improved.
- Noted that funds can be donated to purchase CO/smoke detectors that will be given to citizens at no charge and installed by the Troy Fire Department.

COMMENTS OF THE DIRECTOR OF PUBLIC SERVICE AND SAFETY:

Mr. Titterington commented as follows:

- Meijer and First Alert donated 200 CO/smoke detectors, which is allowing the demand to be met at this time.
- Work will start soon at the N. Market Street/Piqua-Troy Road/Troy-Urbana Road intersection.
- CSX has advised the City of the intent of CSX to commence work at each railroad crossing in town in March. The City is working with CSX regarding detours. The Ohio Department of Transportation is also involved in some scheduling as some crossings are on state routes.

COUNCIL PRESIDENT COMMENTS:

- In response to Mrs. Baker's question regarding utility work in the downtown, it was stated some underground work is done, with other work yet to be completed.
- In response to if the ITW/Hobart Brothers demolition is on schedule, Mr. Titterington stated it is and seeding will be done as weather permits.

COUNCIL COMMENTS:

- In response to a question of Mr. Phillips regarding additional donations to the fund to purchase CO detectors, the Mayor noted donations will be needed to sustain the fund.
- Mr. Clark thanked Development Director Jim Dando for an update on the Enterprise Zone Fund agreements.
- In response to Mrs. Snee, it was stated that the removal of more trees at the former ITW/Hobart Brothers site on W. Main is not planned unless additional trees show distress. In response to Mr. Clark, it was stated that replanting of trees will be dependent on redevelopment of the site.

CITIZEN COMMENTS:

- Doug Southerland, 1565 Troy-Urbana Road, stated he owns property adjacent to the proposed Trader Annexation, and asked about plans for the land. It was explained that there is no information on the plans of the owner, Council action is only related to providing the information as required by the Ohio Revised Code, if the annexation is approved the zoning will be the same current County zoning until such time as a City zoning would be requested, processed and approved. Mr. Schweser noted that the annexation is now before the County to consider.
- Lester Conard, 1210 S. Clay Street, commented that a newspaper survey indicated that a majority of those that responded did not support the marina project.

EXECUTIVE SESSION: A motion was made by Mr. Kendall, seconded by Mr. Clark, that Council retire into Executive Session to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, which information is directly related to a request for economic development assistance that is to be provided or administered under the provision of Chapter 5709.61 of the Ohio Revised Code, that involves public infrastructure improvements or the extension of utility services that are directly related to an economic development project, and is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project.

Motion passed by unanimous roll call vote.

At 7:40 p.m. Council retired into Executive Session.

At 8:06 p.m., Council returned to Council Chambers.

A motion was made by Mr. Kendall, seconded by Mr. Twiss, that Council return to regular session.

Motion passed by unanimous roll call vote.

There being no further business, the meeting adjourned at 8:07 p.m.

MINUTES OF COUNCIL

A special session of Troy City Council was held Monday, March 30, 2015, at 7:00 p.m. in Council Chambers.

Members Present: Clark, Kendall, Oda, Phillips, Schweser, Snee, Tremblay and Twiss.

Upon motion of Mr. Clark, seconded by Mr. Twiss, Mr. Heath was excused from this meeting by unanimous roll call vote.

Presiding Officer: Martha A. Baker, President of Council

Others Present: Michael L. Beamish, Mayor
 Patrick E. J. Titterington, Director of Public Service and Safety
 Grant Kerber, Assistant Director of Law
 John A. Stickel, Auditor

Notice of Special Meeting Read and Signed. Notice stated meeting purpose to consider: R-15-2015 (participating in ODOT salt bids), R-16-2015 (Interagency Agreement w/ODSA regarding ED RLF), R-17-2015 (participate in OBC self-insurance program), R-18-2015 (bid curbside recycling program), R-19-2015 (agreement for sewer regionalization/rate study), R-20-2015 (amend paving authorization), O-8-2015 (accept report of Assessment Equalization Board re Streetscape 3B project and bid the project), and O-9-2015 (reappropriation). This meeting is called by Council President Baker pursuant to Troy City Council Rules for Procedure. The notice was signed. (Original notice attached to original minutes.)

COMMITTEE REPORTS:

Finance Committee: Mr. Kendall, Chairman, reported as follows:

1. Committee recommends legislation be prepared authorizing the City of Troy to participate in the ODOT cooperative purchasing program for the purchase of rock salt for both the summer and winter bids of ODOT. Committee further recommended consideration of emergency legislation at a special meeting of Council as ODOT requires participation commitment by April 3.
2. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into an interagency agreement with Ohio Development Services Agency (ODSA) regarding procedures for the administration of the City's Economic Development Revolving Loan Fund (ED RLF), with Committee noting such agreement is required by the State to assure that ED RLF funds are being loaned as required. As ODSA requests return of the agreement by April 9, Committee supports emergency legislation.
3. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into an agreement with the Ohio Benefits Cooperative related to the group health insurance benefit and to execute any required documents associated with a self-insured health insurance program.
4. Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for a curbside recycling program at a cost not to exceed \$400,000 each year. Committee noted contract period will be two years, with two one-year renewal options, and that bids will also be requested for the use of totes for recycling, with bins as an option.
5. Committee supports approval of Reappropriation Ordinances to cover a number of items, with the reappropriation to provide an additional \$155,000 appropriation to the General Fund for Fire Department equipment and an additional \$320,000 appropriation to the Capital Improvement Fund for paving to be presented at a March 30 special meeting, and the other items to be included in a Reappropriation Ordinance for the April 6 meeting of Council. (Copy of entire report attached to original minutes.)

Reports signed by Kendall, Schweser and Tremblay.

Streets & Sidewalks Committee:

Mr. Phillips, Chairman, reported that Committee has considered the report of the Assessment Equalization Board (AEB) related to the sidewalk portion of the Streetscape 3B Project (E. Main Street between Walnut and Mulberry Streets), and recommends that legislation be prepared accepting the AEB recommendation of:

- The estimated assessment amounts for the three subsurface access hatches be reduced from \$8,000 to \$6,000;
- That if any of the three appellants that has a hatch prefers to have their own contractor fill in or replace the hatch needs to notify the Clerk of Troy City Council of that intent within two weeks of the bid opening for the project, and that such work must be completed within the time line and the specifications of the City of Troy for the project;
- That all other assessments for this project be approved as proposed;

determining to proceed with the project, and authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Streetscape 3B Project at a cost not to exceed \$575,000.

Report signed by Snee and Phillips.

Utilities Committee:

Mr. Tremblay, Chairman, reported that Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to enter into an agreement with RA Consultants, LLC to provide a Sewer Regionalization and Rate Study at a cost not to exceed \$50,000.

Report signed by Tremblay, Clark and Twiss.

CITIZEN COMMENTS:

Lester Conard, 1210 S. Clay Street, asked if there will continue to be alley recycling pickup if toters are used and expressed concerns that the recycling containers will be heavy and cause injury and, being on wheels that they will blow around. He also said that Dayton provides a rebate if the recycling quantity exceeds the annual amount, and asked Troy to consider that.

RESOLUTION NO. R-15-2015

RESOLUTION AUTHORIZING THE CITY OF TROY, OHIO TO PARTICIPATE IN THE COOPERATIVE PURCHASING PROGRAM OF THE OHIO DEPARTMENT OF TRANSPORTATION AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Oda, Phillips, Schweser, Snee, Tremblay, Twiss, Clark and Kendall.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Phillips.

Yes: Phillips, Schweser, Snee, Tremblay, Twiss, Clark, Kendall and Oda.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-16-2015

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY TO NEGOTIATE AND ENTER INTO RENEWALS OF THE ECONOMIC DEVELOPMENT REVOLVING LOAN FUND ADMINISTRATION AGREEMENT WITH THE OHIO DEVELOPMENT SERVICES AGENCY AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Schweser, Snee, Tremblay, Twiss, Clark, Kendall, Oda and Phillips.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Kendall.

Yes: Snee, Tremblay, Twiss, Clark, Kendall, Oda, Phillips and Schweser.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-17-2015

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH THE OHIO BENEFITS COOPERATIVE TO PROVIDE THE CITY'S GROUP MEDICAL, DENTAL AND LIFE INSURANCE BENEFIT

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Tremblay, Twiss, Clark, Kendall, Oda, Phillips, Schweser and Snee.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Schweser.

Yes: Twiss, Clark, Kendall, Oda, Phillips, Schweser, Snee and Tremblay.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-18-2015

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR CURBSIDE RECYCLING

This Resolution was given first title reading.

Mr. Schweser moved for suspension of rules requiring three readings. Motion seconded by Mr. Clark.

Yes: Clark, Kendall, Phillips, Schweser, Snee, Tremblay and Twiss.

No: Oda.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Kendall, Phillips, Schweser, Snee, Tremblay, Twiss and Clark.

No: Oda.

RESOLUTION ADOPTED

RESOLUTION NO. R-19-2015

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN AGREEMENT WITH RA CONSULTANTS, LLC. OF CINCINNATI, OHIO FOR A REGIONALIZATION AND RATE STUDY

This Resolution was given first title reading.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Oda, Phillips, Schweser, Snee, Tremblay, Twiss, Clark and Kendall.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Kendall.

Yes: Phillips, Schweser, Snee, Tremblay, Twiss, Clark, Kendall and Oda.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-20-2015

RESOLUTION REPEALING RESOLUTION NO. R-10-2015, AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE 2015 PAVING PROGRAM

This Resolution was given first title reading.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Schweser, Snee, Tremblay, Twiss, Clark, Kendall, Oda and Phillips.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Kendall.

Yes: Snee, Tremblay, Twiss, Clark, Kendall, Oda, Phillips and Schweser.

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-8-2015

ORDINANCE ACCEPTING THE REPORT OF THE ASSESSMENT EQUALIZATION BOARD, ADOPTING THE ESTIMATED ASSESSMENTS PREPARED FOR THE STREETScape 3B PROJECT (EAST MAIN FROM WALNUT STREET TO MULBERRY STREET), DETERMINING TO PROCEED WITH THE PUBLIC IMPROVEMENT OF THE STREETScape 3B PROJECT, AND AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE STREETScape 3B PROJECT

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Tremblay.

Yes: Tremblay, Twiss, Clark, Kendall, Oda, Phillips, Schweser and Snee.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Clark.

Yes: Twiss, Clark, Kendall, Oda, Phillips, Schweser, Snee and Tremblay.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-9-2015

ORDINANCE AMENDING ORDINANCE NO. O-36-2014, APPROPRIATING FUNDS NECESSARY FOR THE VARIOUS DEPARTMENTS AND OFFICES OF THE CITY OF TROY, OHIO, FOR THE YEAR 2015

This Ordinance was given first title reading.

Discussion.

Mr. Clark asked if the reappropriation included funds related to ballfields, and was advised it did not.

Mrs. Oda asked if the reappropriation only covered additional funds related to paving and Fire Department equipment, and was advised those were the only items included in this reappropriation.

Mr. Clark moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Clark, Kendall, Oda, Phillips, Schweser, Snee, Tremblay and Twiss.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Kendall.

Yes: Kendall, Oda, Phillips, Schweser, Snee, Tremblay, Twiss and Clark.

No: None.

ORDINANCE ADOPTED

There being no further business, the meeting adjourned at 7:25 p.m.

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: April 3, 2015

FROM: Personnel Committee

SUBJECT: EXTENSION OF DUTY INJURY LEAVE FOR EMPLOYEE DALE S. THOMPSON

SUMMARY: *(to be read at Council meeting)*

Committee members Clark and Kendall met on April 3 to consider the request that Council authorizes a 30-day extension of duty injury leave for Firefighter Dale S. Thompson. The City provides for 90 days of such leave, plus a 30-day extension that can only be granted by Council.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing a 30-day extension of duty injury leave for Firefighter Thompson. We also support emergency legislation so that the extension is in place without delay.

Respectfully submitted,

Thomas M. Kendall

William C. Twiss

Alan R. Clark, Chairman
Personnel Committee

DETAILED REPORT:

Committee members Clark and Kendall met on April 3, 2015 to consider a request for an extension of duty injury leave. This meeting was also attended by Council President Baker, the Director of Public Service and Safety, and members of the City staff.

By Ordinance and contracts, employees are provided up to 90 calendar days of duty injury leave. For the rare situation where an employee is not able to return to duty, there is a provision for a 30 calendar day extension, which can only be granted by Council. The 90-day duty injury leave period for Firefighter Dale S. Thompson will expire April 19, 2015. He does not anticipate returning to work by that time and has asked Council to approve the 30-day extension.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing a 30-day extension of duty injury leave for employee Dale S. Thompson. We also support emergency legislation so that the extension is in place without delay.

cc: Council
Mayor
Mr. Livingston
Mr. Stickel
Mr. Titterington, Clerk,
media, file, staff

RESOLUTION No. R-21-2015

Dayton Legal Blank, Inc.

**RESOLUTION EXTENDING DUTY INJURY LEAVE FOR
EMPLOYEE DALE S. THOMPSON AND DECLARING AN
EMERGENCY**

WHEREAS, Section 141.15 of the Codified Ordinances of the City of **Troy**, Ohio provides that Council may extend the duty injury level of an employee from **ninety** (90) days to one hundred twenty (120) days when that employee is unable to **return** to work at the end of ninety days; and

WHEREAS, employee Dale S. Thompson was injured on duty,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, as follows:

SECTION I: That the duty injury leave of employee Dale S. Thompson shall be extended from ninety days to one hundred twenty days.

SECTION II: That this Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the City of Troy, Ohio, and for the further reason that there be no lapse of duty injury coverage, **NOW, WHEREFORE**, this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

ORDINANCE No. O-10-2015

Dayton Legal Blank, Inc.

**ORDINANCE AMENDING ORDINANCE NO. O-36-2014, AS
AMENDED BY ORDINANCE NO. O-9-2015, APPROPRIATING
FUNDS NECESSARY FOR THE VARIOUS DEPARTMENTS AND
OFFICES OF THE CITY OF TROY, OHIO, FOR THE YEAR 2015**

BE IT ORDAINED by the Council of the City of Troy, Ohio, at least two-thirds of the members
Duly elected thereto concurring as follows.

SECTION I. That Section II of Ordinance No. O-36-2014, as amended by Ordinance No. O-9-2015, as set forth below, is hereby repealed in its entirety:

"FUND	TOTAL	TRANSFER
SECTION II. GENERAL FUND	\$ 18,673,383	\$ 3,051,500"

SECTION II. That Section II of Ordinance No. O-36-2014, as amended by Ordinance No. O-9-2015 is hereby enacted as follows:

"SECTION II. GENERAL FUND	\$ 18,955,383	\$ 3,051,500"
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SECTION III. That Section XXX of Ordinance No. O-36-2014, as set forth below, is hereby repealed in its entirety:

SECTION XXX. "STORMWATER UTILITY FUND	\$ 977,210	\$ 188,200"
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SECTION IV. That Section XXX of Ordinance No. O-36-2014 is hereby enacted as follows:

SECTION XXX. "STORMWATER UTILITY FUND	\$ 1,304,210	\$ None"
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SECTION V. That Section XXXI of Ordinance No. O-36-2014, as set forth below, is hereby repealed in its entirety:

SECTION XXXI. "WATER DEPARTMENT FUND	\$ 8,201,298	\$ 157,100"
--	--------------	-------------

SECTION VI. That Section XXXI of Ordinance No. O-36-2014 is hereby enacted as follows:

SECTION XXXI. "WATER DEPARTMENT FUND	\$ 8,390,798	\$ None"
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SECTION VII. That Section XXXII of Ordinance No. O-36-2014, as set forth below, is hereby repealed in its entirety:

SECTION XXXII. "SEWERAGE SYSTEM FUND	\$ 4,792,879	\$ 171,200"
--	--------------	-------------

SECTION VIII. That Section XXXII of Ordinance No. O-36-2014 is hereby enacted as follows:

SECTION XXXII. "SEWERAGE SYSTEM FUND	\$ 4,973,079	\$ None"
--	--------------	----------

SECTION IX. That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

ORDINANCE No. 0-11-2015

Dyson Legal Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF PART OF
INLOT 6047 (PARCEL NO. D08-056329) IN THE CITY OF
TROY, OHIO FROM B-2, GENERAL BUSINESS
DISTRICT, TO A COMMERCIAL PLANNED
DEVELOPMENT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone part of Inlot 6047 (14.577 Acres), Parcel D08-056329 in the City of Troy, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan as modified during the review process and has recommended approval of the plan as modified, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of part of Inlot 6047, Parcel D08-056329, consisting of 14.577 acres, in the City of Troy, Ohio, and further described in Exhibit A, attached hereto, be changed from of B-2, General Business District, to a Commercial Planned Development (PD).

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law:

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

PROTECTIVE COVENANTS AND RESTRICTIONS AGREEMENT

THIS PROTECTIVE COVENANTS AND RESTRICTIONS AGREEMENT (this “Agreement”) is entered into on this ____ day of April, 2015, by and between the **CITY OF TROY** (“City”), and **UNIFIED PROPERTY GROUP, LLC**, a Michigan limited liability company, or its assigns (“Owner”).

For the purpose of enhancing and protecting the value, attractiveness, and desirability of the Property referred to herein, Owner hereby declares that all of the real property described herein shall be held, sold, conveyed and transferred subject to the easements, covenants, conditions and restrictions contained herein, which shall constitute covenants running with the land and shall be binding on all parties having any right, title, or interest in such Property.

RECITALS:

A. Owner is the owner of that certain real property located in the City of Troy, County of Miami, State of Ohio (the “Property”) as legally described in Exhibit “A”.

B. City and Owner desire to enter into this Agreement to set forth certain protective covenants and restrictions relating to the Property.

NOW THEREFORE, in consideration of the covenants hereinafter set forth and other good and valuable consideration, City and Owner agree:

1. **PURPOSE.** It is the intent of these restrictive covenants to require that the Property be developed as an attractive, senior living development site, with ample landscaped open areas, attractive high quality structures, proper and desirable uses and appropriate development. The use of any portion of the Property shall all time conform to the applicable ordinances of the City of Troy, Ohio. In order to protect the owners, tenants and subtenants against improper use and to guard against violation of these goals, the following standards are enacted.
2. **STANDARDS.**
 - a. **Setbacks.** No building or structures shall be erected within the following minimum setback areas.
 - i. From side property line 25 feet
 - ii. From rear property lines 25 feet.
 - iii. From property lines abutting in the existing or proposed streets along highway rights of way – 25 feet

Where, however, the zoning ordinances of the City of Troy require greater setback, no building structure shall be erected within the minimum setback area provided for therein.

The setback areas are to be used exclusively for utilities, landscaping, lawns, driveways, area walks and off-street parking, providing, however, that no off-street parking be allowed in any front yard setback. Parking shall not be permitted within 10 feet on a right-of-way line on a dedicated street.

- b. Construction. Building constructions and designs should be such as to create a completed structure with four (4) attractive sides of high quality rather than creating a front elevation of significantly different materials from side and rear elevations. The side of any structure that is not facing a public right of way may be constructed of approved materials of the basic design used in the structure.
- c. Parking. Employee/Customer/Owner/Tenant parking will not be permitted on the private or publicly dedicated streets and it will be the responsibility of the Owner to provide the necessary parking facilities. Parking requirements shall be as follows:
 - i. The senior living use shall provide a minimum of one parking space per 1,000 square feet of gross floor space unless otherwise approved by Troy City Council.
 - ii. All parking areas shall be properly maintained by Owner.
- d. Building Materials. No exterior walls, including a rear wall, shall be permitted with exposed galvanized sheet, metal siding, concrete block, or light weight aggregate block, whether painted or not. All major equipment including but not limited to air conditioning equipment, heating equipment, electrical transformers, and dumpsters shall be screened from view with material consistent with the building material. Owner agrees to develop the building on the Property with a combination of vinyl siding and a minimum of 60% of either brick or stone on the exterior and all sides of the building as shown in Exhibit B, described as IL Entry – Brick Option or IL Entry-Stone Option Revised.
- e. Waste and Refuse. All materials or refuse, combustible or non-combustible, should be stored and maintained in closed containers. Such containers shall be shielded from view by permanent fully enclosed structures or screens using similar materials of the primary structure and consistent with the design of the building. Such containers shall be kept in a clean and sanitary condition.

- f. Landscaping. All open areas on a parcel not used for building, storage, parking, access roads and loading areas shall be suitably graded and drained and shall be seeded and maintained in grass and shall be further landscaped with trees and shrubs as to provide an attractive setting for the buildings and to screen parking, loading and road areas. The parking area of the site plan will have five percent (5%) of the interior parking area with landscaping per the City of Troy Zoning Code.
- g. Outside Storage and Equipment. No outdoor storage shall be permitted except for a minimal amount of storage which shall be permitted in the carports. Minimal amount of storage shall be defined as no greater than 10% of each carport.
- h. Fences. No fences, walls, hedges or mass planting shall exceed a height of 6 feet nor be erected or installed or permitted to remain within 30 feet of a property line or right-of-way line. Chain link fences are not permitted. Fencing shall be prohibited beyond the front plane of the buildings. Metal fencing shall be prohibited. Notwithstanding the foregoing, Owner shall be permitted to install a wrought iron fence around the detention pond in the event one is required. To the extent permissible under the City of Troy ordinance 521.07, the fence placed to hide trash storage shall be opaque.
- i. Building Coverage. In no case shall coverage by building, access drives and parking exceed a total of seventy percent (70%) of the Property.
- j. Permitted Uses. No more than forty percent (40%) of the Property may be used for retail uses which includes but is not limited to, retail store, café, bistro, pub style restaurant, beauty salons and fitness center. Any and all retail uses of the Property shall be confined to the interior of the building and used solely by the residents or families of the residents of the Senior Living Facility.
- k. Code Compliance. This site will be developed in compliance with all applicable building, engineering, and zoning standards unless specifically stated within this agreement.
- l. Design Layout. The design layout of the Property, including, but not limited to, buildings, sidewalks, parking areas, carports, and other amenities and structures of the Property shall follow the design layout of Exhibit C, which Exhibit C is incorporated herein by reference thereto.
- m. Sidewalks. It is the sole responsibility of the owner to maintain all sidewalks, walking trails, driving lanes and parking areas on the Property to City standards.

- n. Utilities. All utilities of the Property shall be located underground, including, but not limited to, telephone lines, cable lines, electric lines, water lines, sewer lines, etc.
- o. Solar Panels. No solar panels shall be permitted on the Property.
- p. Antennas and Satellite Dishes. No exposed or exterior radio or television transmission or receiving antennas, and no satellite dishes which exceed 24 inches in diameter shall be erected, placed, or maintained on any part of the Property.
- q. Swimming Pools. No outdoor swimming pools shall be permitted on the Property.
- r. Flag Poles. No more than three (3) flag poles are permitted on the Property provided that the top of the flag pole does not exceed the height of the principal structure.
- s. Vehicles. No boat, boat trailer, house trailer, camper, recreational vehicle, tent, or equipment or vehicle of a similar nature shall be parked or stored on the Property. This does not apply to necessary service vehicles to a limited period as may be necessary to service any part of the Property, provided that deliveries are made to the rear of the property. No inoperable motor vehicle shall be parked on any part of the Property. The repair of any motor vehicle on the Property is prohibited except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.
- t. Signs. All signs shall conform to the City Sign Code requirements for signs as defined under the commercial zoning district. Exterior advertising of retail uses are prohibited.
- u. Clothes Lines. The use of exterior clothes lines shall not be permitted.
- v. Covenants and Restrictions. The Property is required to adhere to the "Amended and Restated Declaration of Covenants and Restrictions," created by HARSON INVESTMENT LTD., as recorded on April 9, 2004 at the Miami County, Ohio Recorder Office, as included in Exhibit D.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

CITY:

CITY OF TROY, a

By: _____

Its: _____

OWNER:

UNIFIED PROPERTY GROUP, a

By: _____

Its: _____

[Notarizations on Following Page]

[Notarization Page to Agreement]

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of March, 2015, before me the subscriber, a Notary Public in and for said county, personally appeared _____, as _____ of the **CITY OF TROY**, a _____, to me personally known, who by me duly sworn, did say that said instrument was signed on behalf of said company and acknowledged said instrument to be the free act and deed of the company.

_____, Notary Public
_____, County, _____
My commission expires: _____
Acting in _____ County

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of March, 2015, before me the subscriber, a Notary Public in and for said county, personally appeared _____, as _____ of the **UNIFIED PROPERTY GROUP**, a Michigan limited liability company, to me personally known, who by me duly sworn, did say that said instrument was signed on behalf of said company and acknowledged said instrument to be the free act and deed of the company.

_____, Notary Public
_____, County, _____
My commission expires: _____
Acting in _____ County

**THIS DOCUMENT DRAFTED BY AND
WHEN RECORDED RETURN TO:**

Adam P. Lumberg, Esq.
Sullivan, Ward, Asher & Patton, P.C.
25800 Northwestern – Suite 1000
Southfield, MI 48075
248-746-0700

EXHIBIT "A"

Situated in the City of Troy, County of Miami, State of Ohio, and being within Section 17, Town 5, Range 6 East and also being a part of Inlot 6047 of the consecutive numbered lots of the City of Troy bounded and described as follows:

Commencing at an iron pin found on the Southerly right-of-way line Towne Park Drive which marks the Northeast corner of Inlot 9433 of the Troy Towne Park Subdivision Section One as recorded in Plat Book 20, Page 12, said iron pin being the True Point of Beginning for the herein after described tract;

Thence, with the Southerly and Westerly right-of-way line of said Towne Park Drive the following three (3) courses:

- (1) Thence, North 87 deg. 39'00" East a distance of 504.86 feet to an iron pin set;**
- (2) Thence, with a curve to the right of radius = 170.00 feet, delta angle = 89 deg. 18'32", long chord bears South 47 deg. 41'44" East 238.96 feet, and along the arc a distance of 264.86 feet to an iron pin set;**
- (3) Thence, South 03 deg. 02'28" East a distance of 885.08 feet to an iron pin set on the common lot line between Inlots 6047 and 7996;**

Thence, with the said common lot line, South 87 deg. 18'53" West a distance of 188.89 feet to an iron pin set;

Thence, North 61 deg. 07'04" West a distance of 580.80 feet to an iron pin found, corner to Inlot 9433 and on the Easterly line of said Troy Towne Park Sec. One;

Thence, with the lot line and said plat line, North 02 deg. 21'00" West a distance of 752.92 feet, returning to the True Point of Beginning, containing 14.577 acres, more or less.

Description Prepared by Professional Associates, Inc. - M.L. Oxner, Reg. Surveyor No. 6209, March 5, 2004. Bearing basis correlated to the section line and centerline of Experiment Farm Road as North 02 deg. 21'00" West per SV 12 Plat 107. Iron pins set are 5/8" dia. x 30"L with ID cap.

Parcel No. D08-056329

EXHIBIT "B"



IL ENTRY - ORIGINAL STONE OPTION

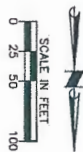
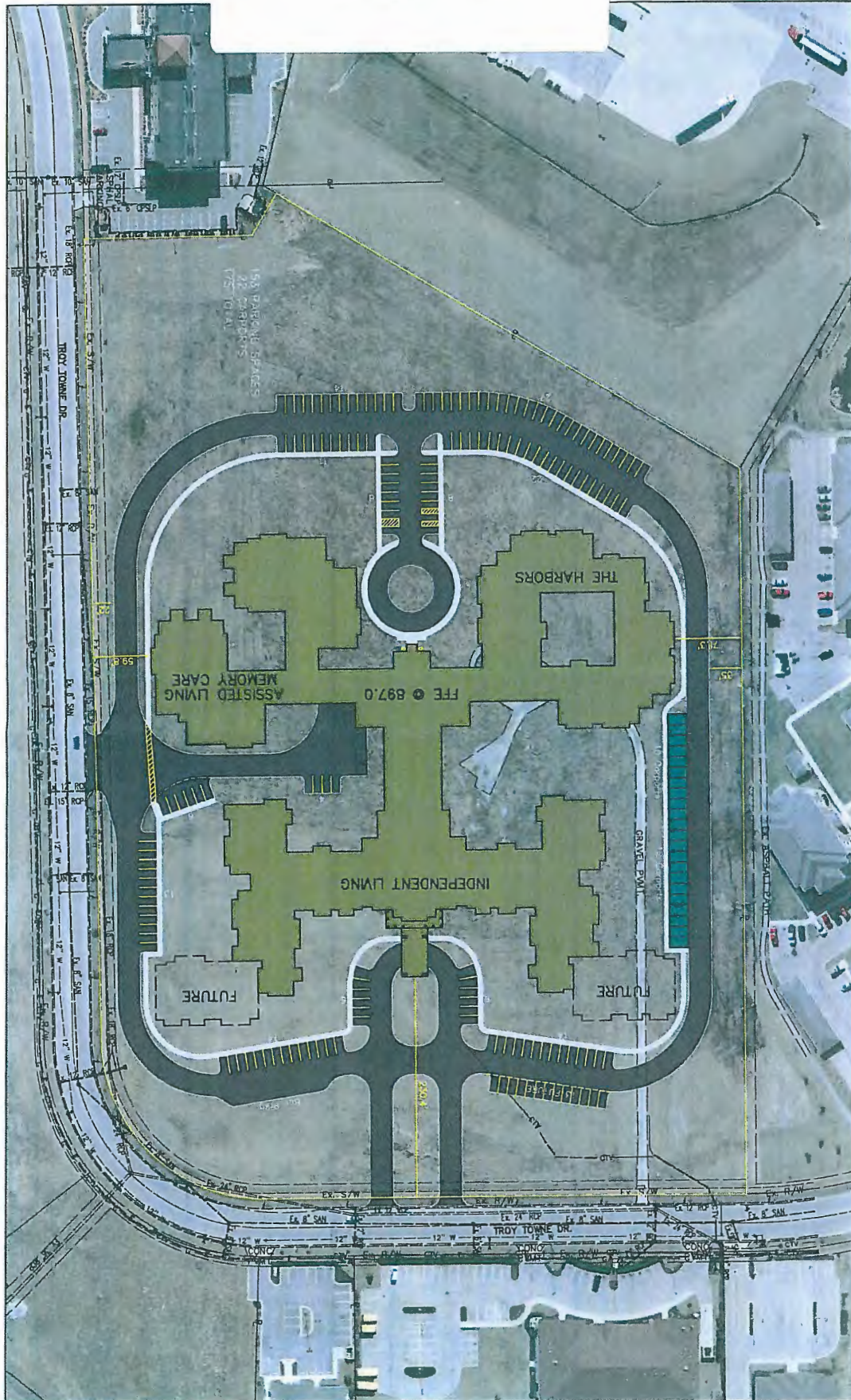


IL ENTRY - BRICK OPTION



IL ENTRY - STONE OPTION REVISED

EXHIBIT "C"



SENIOR LIVING FACILITY CITY OF TROY, MIAMI COUNTY, OHIO EXHIBIT 'D'

440 E. HOEWISER ROAD
SIDNEY, OHIO 45383
(513) 497-0200
www.choiceoneengineering.com
203 W. LOVELAND AVENUE
LOVELAND, OHIO 45140
(513) 228-8554

CHOICE ONE
ENGINEERING

FILE NAME: J:\WORK\2015\15-01-19-2015\15-01-19-2015.dwg
DATE: 01-19-2015
PROJECT NO.: MATR01419
SHEET NUMBER: 1 OF 1

EXHIBIT "D"

AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS

This instrument is executed this 7th day of April, 2004 by Harson Investments, Ltd., an Ohio Limited Partnership, (the "Developer").

WHEREAS, Developer, pursuant to its power to amend provided in Article IV of the Declaration of Covenants and Restrictions dated June 6, 2003 and filed for record June 12, 2003 at Volume 0738, Page 459 of the Records of the Recorder of Miami County, Ohio (the "Declaration") amended that Declaration of Covenants and Restrictions by the Amendment to Declaration of Covenants and Restrictions dated September 16, 2003 filed at Volume 0742, Page 914 of the Records of the Recorder of Miami County, Ohio (the "Amendment"); and

WHEREAS, Developer now wishes to both extend the operation of the Declaration and the Amendment by including additional real estate and amending certain provisions in respect to the additional real estate to be included; and

WHEREAS, Developer wishes to restate the prior Declaration and Amendment in this document to provide clarity and avoid confusion;

NOW, THEREFORE, Developer, for valuable consideration, hereby declares that the following provisions, covenants and restrictions shall bind and run with the land subject hereto in perpetuity.

I. SUBJECT REAL ESTATE

The real estate which is the subject of the Declaration and Amendment is described as follows:

Situate in the City of Troy, County of Miami and State of Ohio and being Lots Numbered 9430, 9431, 9432, 9493 and 9494 of the consecutive numbers of lots of said City (the "original lots").

The real estate which is to be now included is described as follows:

See Exhibit "A"
(the "highway lots")
and
See Exhibit "B"
(the "interior lots").

II. DEFINITIONS

As used herein, the following terms shall be defined as follows:

MIAMI COUNTY RECORDER
JOHN W. O'BRIEN
0397696
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
04/09/2004 11:10:55AM
REFERENCES 1
RECORDING FEE 136.00
PAGES: 15

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Midland Rep.

- (a) "Developer" - shall mean Harson Investments, Ltd., its respective successors and assigns or any party or entity to whom or which Harson Investments, Ltd. expressly transfers its rights as Developer under this Declaration upon the condition that such party or entity expressly assumes and agrees to perform the duties of Developer in which case Harson Investments, Ltd. will be relieved of all responsibility therefore;
- (b) "Developer Tract" - shall mean any lot, tract, parcel, real property, or portion of the same, which is owned by Developer and subject to these restrictions;
- (c) "User" - shall mean the person or entity, other than Developer, taking fee simple title to any lot, tract, parcel or real property, or any portion hereof, which is subject to these restrictions, or any person or entity holding any other legal, equitable or other interest in the same, which shall include, but not be limited to any owner, buyer, landlord, lessor, tenant, lessee, sub-tenant or sub-lessee, or occupant, and their respective successors and assigns, but shall exclude any party holding such an interest merely as security for the performance of an obligation;
- (d) "User Tract" - shall mean any lot, tract, parcel, real property, or portion of the same, whether in the original lots, the highway lots or the interior lots described above, which is subject to a fee interest, or equitable interest of a User and subject to these restrictions;
- (e) "Building" - shall mean any building, out building, garage, or any other structure located in, on, or about the real property subject to these restrictions, built for the enclosure and/or storage of any person, animal, chattel, equipment, inventory, or other movable property of any kind, and which is permanently affixed to the ground;
- (f) "Common Area Easements" - shall mean the signage/landscape easements retained by Developer on lots 9430, 9431 and 9432 (City of Troy, Ohio) at the intersection of Towne Park Drive and Experiment Farm Road and the signage/landscape easements to be created by Developer at the point where Towne Park Drive will intersect the south line of Lot 7996 as that lot is now constituted.
- (g) "Hazardous Substance" - shall mean:
 - (1) all materials and substances defined as "hazardous substances", "hazardous materials", "toxic substances", "hazardous waste", "toxic chemicals", "solid waste", "infectious waste", or similar terms, as defined in: (i) the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. '9601 et seq.), as

amended by Superfund Amendments and Reauthorization Act of 1986 (Pub. L. 99-499, 100 Stat. 1613), (ii) the Resource Conservation and Recovery Act of 1976 (42 U.S.C. '6901 *et seq.*), (iii) the Hazardous Materials Transportation Act, 49 U.S.C. '1801 *et seq.*, (iv) Section 311 of the Clean Water Act, 33 U.S.C. '1251 *et seq.* (33 U.S.C. '1321) or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. '1317), or (v) Sections 3734.01 and Section 3751.01 of the Ohio Revised Code, as any of the same may be amended or supplemented from time to time.

(2) All materials and substances listed in the United States Department of Transportation Table (49 CFR 172.101) or by the Environmental Protection Agency as hazardous substances, as the same may be amended or supplemented from time to time;

(3) Any material or substance that is petroleum or a petroleum derivative, asbestos, polychlorinated biphenyl, a flammable explosive, or a radioactive materials; and

(4) Such other substances, materials and wastes that are or become regulated as hazardous or toxic under applicable local, state or Federal law.

(h) "Environmental Laws" - shall mean any federal, state or local law, regulation, administrative ruling, order, ordinance, and the like, pertaining to the protection of the environment or the regulation, handling or disposal of Hazardous Substances whether now in effect (such as, but not limited to, those referred to in the preceding definition for "Hazardous Substances") or which becomes effective in the future.

III. COVENANTS

The following constitute the protective covenants and restrictions for the subject property:

1. Users must supply the Developer with construction and landscape plans prior to any construction or planting and obtain Developer's written approval thereof which approval shall not be unreasonably withheld. Approval will be deemed given if Developer fails to respond within thirty (30) days of receipt of such plans. User shall also provide Developer with a copy of "as built" documents for the completed construction. Any future alterations shall be submitted for approval to Developer in the same manner. No construction, installation, planting or future alteration shall occur without full compliance with this provision.

2. No fence or other barriers shall obstruct pedestrian or vehicular traffic over any easement access area or roadway adjacent to any Developer or User Tract.
3. Should the local governmental authority create a lighting district, the User shall be a participant and comply with all regulations and requirements provided therefore.
4. Users shall be responsible for the construction and installation of and the cost and expense of sidewalks on or adjacent to its User Tract. If a User Tract is located on a corner, User must extend the sidewalk along both abutting streets.
5. User Tracts must include at least five (5) parking spaces per 1000 square feet of Building area (all buildings) constructed on the User Tract.
6. If a drive up window unit is constructed on a User Tract, it must provide for stacking of not less than five (5) automobiles.
7. The Developer and each User must maintain their respective common areas and parking areas.
8. No signage or decals on windows in any buildings on User Tracts are permitted other than temporary signage approved in writing by the Developer.
9. All User Tracts must be maintained in a safe and sanitary condition in accordance with all good business practice for a first class development and in compliance with all applicable governmental regulations, ordinances and laws. This shall include, without limitation: the maintenance of a pest free environment utilizing such extermination services necessary to insure it remains pest free; daily removal of any refuse from any part of the User Tract except trash or refuse containers which shall be properly maintained and used in a manner that prevents refuse materials from escaping onto the User Tract or adjacent Tracts or areas; the painting and staining of all exterior surfaces of Buildings as necessary to eliminate a faded, chipped or peeling appearance; maintenance of all trees and shrubbery so it appears trimmed and healthy and free of worn areas or dead and decaying vegetation; and, in general, free of any other unsightly or offensive appearance that would detract from a first a first class development.
10. No use shall be permitted on a User Tract which is inconsistent with the operation of a first-class mixed use project. Without limiting the generality of the foregoing, the following uses shall not be permitted on the original lots or the highway lots without the Developer's express written consent:
 - (i) Any use which emits an obnoxious odor, noise, or sound which can be heard or smelled outside of any Building. Notwithstanding the foregoing, this restriction is not meant to apply to normal cooking smells emanating from a restaurant.

(ii) Any operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation;

(iii) Any "second-hand" store (excluding a bona fide antique store) or "surplus" store;

(iv) Any mobile home park, trailer court, labor camp, junkyard, or stockyard (except that this provision shall not prohibit the temporary use of construction trailers during periods of construction, reconstruction, or maintenance);

(v) Any dumping, disposing, incineration, or reduction of garbage (exclusive of garbage compactors located near the rear of any Building);

(vi) Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation;

(vii) Any central laundry, dry cleaning plant, or laundromat; provided, however, this prohibition shall not be applicable to nominal supportive facilities for on-site service oriented to pickup and delivery by the ultimate consumer as the same may be found in retail shopping districts in the metropolitan area where the Purchaser Tract Center is located;

(viii) Any automobile, truck, trailer or recreational vehicles sales, leasing, display or body shop repair operation;

(ix) Any bowling lane or skating rink;

(x) Any movie theater or live performance theater;

(xi) Any residential use, including but not limited to: single family dwellings, townhouses, condominiums, other multi-family units and other forms of living quarters, including sleeping apartments;

(xii) Any veterinary hospital or animal raising facilities (except that this prohibition shall not prohibit pet shops);

(xiii) Any mortuary, funeral home or cemetery;

(xiv) Any establishment selling or exhibiting pornographic materials or drug-related paraphernalia;

(xv) Any bar, tavern, Restaurant or other establishment whose reasonably projected annual gross revenues from the sale of alcoholic beverages

for on-premises consumption exceeds twenty-five percent (25%) of the gross revenues of such business. It is the intention of the Developer that the 25% cap on gross revenues from the sale of alcoholic beverages for on premises consumption as contained in this Declaration is meant to mirror the same cap contained in Ohio Revised Code Section 4303.18-1 (I) Permit D-5(i). The Code Section requires that beer and liquor sales do not exceed 25% of gross revenues to obtain and then retain qualification to keep a D-5 (i) liquor license. In the event that the Ohio Revised Code is amended or revised to allow for a higher portion of gross revenues from alcoholic beverage sales for a D-5(i) liquor license, the limitation of this Article III, item 10, subsection (xv) shall be automatically increased to such higher rate allowed by the amended or revised statute.

(xvi) Any health spa, fitness center or workout facility;

(xvii) Any flea market, amusement or video arcade, pool or billiard hall, car wash, or dance hall;

(xviii) Any training or educational facility, including but not limited to: beauty schools, barber colleges, reading rooms, places of instruction or other operations catering primarily to students or trainees rather than to customers; provided however, this prohibition shall not be applicable to on-site employee training by an Occupant incidental to the conduct of its business or educational facility approved by Developer;

(xix) Any gambling facility or operation, including but not limited to: off-tract or sports betting parlor; table games such as black-jack or poker; slot machines, video poker/black-jack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this prohibition shall not apply to governmental sponsored gambling activities, or charitable gambling activities, so long as such governmental and/or charitable activities are incidental to the business operation being conducted by the Occupant;

(xx) Storage of recreational vehicles, boats, campers, trailers and other vehicles on a permanent basis, on any portion of the property is prohibited. Work related vehicles may be permitted upon the express written consent of Developer. Permanent is defined as exceeding twenty-four (24) hours;

(xxi) All roof equipment and vents shall not be visible from the front elevation of any Building or from any side fronting a primary road; and

(xxii) No fencing is allowed without written approval of the owner of the Developer Tract other than opaque fencing to screen trash storage.

In addition to the foregoing, the following uses shall not be permitted at any time on the highway lots:

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(xxiii) Any operation whether or not it sells beer, wine or alcohol that advertises itself as a "gentlemen's club", as an X rated facility, that caters to the prurient interests of its patrons, that has male or female dancers that accept money or other gratuities for their dancing or any other activity, that includes male or female employees that perform lewd, lascivious, licentious or promiscuous acts for value, that provides any sort of entertainment that has men or women performing in various states of undress including but not limited to "g-strings" or "g-strings and "pasties" or "topless" or "topless-bottomless" shall be prohibited.

In respect to the interior lots, only the covenants referred to in this Provision as sub-provisions xiii, xiv, xviii, xix and xxiii shall be applicable unless either part of the land making up the interior lots is further subdivided. For purposes of this provision, the parts making up the interior lots are that part taken from lot 7996 (lot 12 on the Preliminary Plan for Troy Towne Park) and that part taken from lot 6047 (lot 13 on the Preliminary Plan for Troy Towne Park). If either is further subdivided, all of the covenants above, (i) through xxiii, inclusive, shall apply to the subdivided lots.

11. User shall comply with all applicable Environmental Laws. No User shall use, permit the use of, manufacture, treat, store, or dispose of Hazardous Substance on, about, under or in its Tract, or any portion of the surrounding real property subject to these restrictions, except in the ordinary course of its usual business operations conducted thereon, and any such use shall at all times be in compliance with all Environmental Laws. Each User agrees to defend, protect, indemnify and hold harmless each other User and the Developer, as applicable, from and against all claims or demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including but not limited to costs of investigation, remedial response, and reasonable attorneys' fees and costs of suit arising out of or resulting from any Hazardous Substance used or permitted to be used by such party whether or not in the ordinary course of business.
12. No merchandise, equipment or services, including but not limited to vending machines, promotional devises and similar items, shall be displayed, offered for sale or lease, or stored on a User Tract or within any building. Notwithstanding the foregoing, nothing herein is intended to exclude the sale of merchandise which is incidental to the primary use on the Property (such as promotional shirts, hats, clothing, toy vehicles, gift certificates, etc.) in connection with the operation a restaurant.
13. The seasonal display and sale of bedding plants on the sidewalk in front of any Building or within other Common Areas is prohibited without Developer's prior written authorization and shall then be subject to City of Troy ordinances.

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14. User shall cause its employees, or the employees of any occupants of its Tract to park their vehicles only on its Tract and in designated parking areas for employee parking.
 15. Any signage located on any User Tract, whether for identification purposes or otherwise, shall be subject to and consistent with all applicable governmental laws, ordinances, rules and regulations. No identification sign attached to the exterior of a building on a User Tract shall be:
 - (i) placed on canopy roofs extending above the building roof, placed on penthouse walls, or placed so as to project above the parapet, canopy, or top of the wall upon which it is mounted;
 - (ii) placed at any angle to the Building; provided, however, the foregoing shall not apply to any sign located under a sidewalk canopy if such sign is at least eight (8) feet above the sidewalk;
 - (iii) painted on the surface of any Building;
 - (iv) flashing, moving or audible;
 - (v) employ exposed raceways, exposed neon tubes, exposed ballast boxes, or exposed transformers; or
 - (vi) paper or cardboard signs, temporary signs (exclusive of contractor signs), stickers or decals; provided, however, the foregoing shall not prohibit the placement at the entrance of each Occupant's main building a small sticker or decal, indicating hours of business, emergency telephone numbers, acceptance of credit cards, Security Protection Services and other similar information.
 16. Each User (as to its tract) shall maintain or cause to be maintained in full force and effect Commercial General Liability Insurance with a combined single limit of liability of One Million (\$1,000,000.00) Dollars for bodily injury, personal injury and property damage, arising out of any one occurrence. The limits hereby required shall be adjusted every five (5) years to reflect inflation as measured by the Consumer Price Index.

Users and Developer shall defend, protect, indemnify and hold harmless each other from and against all claims or demands including any action or proceeding brought thereon, and all costs, losses, expenses and liability of any kind relating thereto, including, but not limited to, reasonable attorney's fees and costs of suit, arising out of or resulting from the injury to or death of any person, or damage to the property of any person located on the respective tract owned by each indemnifying party; provided, however, the foregoing obligation shall not apply to

claims caused by the gross negligence or willful act or omission of such other party, its licensees, concessionaires, agents, servants, or employees, or the agents, servants, or employees of any licensee or concessionaire thereof.

Effective upon the commencement of construction of any building on its Tract and so long as such building exists, User shall carry, or cause to be carried, property insurance with "all-risk" coverage, in the amount of 100% of full replacement cost thereof (excluding footings, foundations or excavations). Upon request by Developer, proof of the existence of such insurance shall be provided to Developer.

17. User shall keep its Tract free and clear of all construction debris on a regular basis, shall not encroach on any surrounding Lots and shall hold Developer harmless from any claims arising from construction activities on User's Tract. User is responsible for all the clean up and removal of all mud and debris left on each Tract or tracked onto the streets or any damage to Developer improvements by its employees, agents, invitees, contractors and subcontractors.
18. User shall leave all sanitary sewer manholes, storm sewer manholes, main water line boxes and water tap box as uncovered and exposed to the finish grade after sodding and seeding or installation of driveways.
19. User is responsible for securing and paying for all individual zoning permits, sewer and water tap-in fees, building permits and other associated fees.
20. All above ground equipment including, HVAC units, storage boxes, electric transformers, gas meters shall be screened by landscaping shrubs and plants at least 3' in height at time of planting. Shrubs and other plants shall be maintained and replaced as needed with similarly specified plants.
21. User shall be part of any lighting district created by the City of Troy. Each User shall be responsible for any and all assessments related to the User Tract assessed by the lighting district whether incurred prior to or after ownership.
22. User (including Developer) shall pay to the Developer a share for operations, maintenance, repairs and replacement of the common area easements retained by Developer, including, without limitation, entrance landscape and watering costs, signage and lighting costs and costs associated with the operation, maintenance, repair and replacement of the drainage system including, without limitation, piping and detention ponds. User shall pay the annual sum equal to \$750.00 times each acre and/or fraction of an acre in the User Tract beginning on the ____ day of _____, 200____. All such funds shall be maintained in a separate account by Developer as Trustee for all Tract owners. The Developer shall pay from such account the expenses or costs of such operations, maintenance, repairs and replacement as the Developer, in its

reasonable judgment shall deem necessary. The Developer shall be entitled to retain from the funds collected a sum equal to the greater of five (5%) percent of the actual annual cost of operation, maintenance, repair or replacement or One Thousand Five Hundred and 00/100 (\$1,500.00) Dollars as an administrative fee for the performance of its duties. Any party obligated by this Declaration or any lease or other agreement to pay any sum due under this provision shall have the right to inspect the records of the Developer, upon reasonable notice, in respect to payments made from these funds.

If, at the time a payment is due and current costs and expenses are paid, the balance of the account is \$30,000.00 or more, no further payments shall be required until the balance is less than \$30,000.00 at which time the payments (in full and not prorated to provide an even balance of \$30,000.00) shall resume beginning with the next annual payment. The Developer shall have the right to increase or decrease the annual payment to reflect actual costs provided the change occurs on a per acre basis. In addition, the Developer shall have the right, upon approved of majority of the owners of Tracts to levy a special assessment to meet emergency costs or expenses.

If any payment is not paid within thirty (30) days of its due date, the Developer may file an affidavit specifying the name of the owner of the Tract for which the payment is due, a description of the Tract and the amount due and the same shall constitute a lien against such Tract from its date of filing until paid subject to any prior liens. In such event, any reasonable attorney's fees associated with the filing of the affidavit or any such fees associated with the enforcement or defense of such lien shall be added to the amount due and also constitute a lien on such Tract.

23. User (including Developer) shall employ a standard mail delivery box at the street as long as there is rural mail delivery within the real estate subject to this Declaration of Covenants and Restrictions. If the mailbox is a single unit, it shall be Imperial Mailbox Systems Model 820K-6. If the mailbox is a twin unit, it shall be Imperial Mailbox Systems Model T820K-6. All mailboxes shall be black in color. If this manufacturer ceases business or the manufacturer of the above models, a substantially similar model in black shall be used.
24. Developer and any User shall have the right to enforce these covenants and restrictions. In the event any party defaults in its obligations, promises and duties as contained herein, or breaches any of the terms and conditions as contained herein, the non defaulting/non-breaching party shall have the right to enforce said covenants and restrictions by prosecuting any proceeding against the party or parties violating or attempting to violate any one or more of the covenants and restrictions. The parties expressly state that the non-defaulting party shall have any remedy in either law or equity available to it, including the right to recover damages and/or seek injunctive relief to enforce the provisions hereof.

Developer shall have the right, in addition to the remedies described above, to enter upon any part of the User's Tract, at any reasonable time, upon not less than 48 hours notice, to inspect the same for a possible violation or breach of these covenants and restrictions. Where an inspection shows that a violation or breach of these covenants and restrictions exists, Developer, or its authorized agents, representatives and employees, shall have the right to abate and remove any structure, thing or condition causing such violation, at the cost and expense of the owner of the User Tract where the violation exists without any liability to such User for trespass or any other claim resulting from such entry.

The remedies specified in this paragraph are cumulative and do not preclude any other remedy in law or in equity by any party adversely affected by any violation or breach of these covenants and restrictions.

In any proceeding for the enforcement of any of the provisions of these covenants and restrictions, or for the restraint of a violation of any such provision, the losing party shall pay the reasonable attorney's fees and court costs of the prevailing party in such amount as may be fixed by the Court in that proceeding. Notwithstanding anything to the contrary contained herein, or any other indemnity provision contained herein, each party agrees to defend, protect, indemnify and hold harmless each other from and against all claims or demands including any action or proceeding brought thereon, and all costs, losses, expenses and liability of any kind relating thereto, reasonable attorney's fees, professional fees and court costs, arising out of or resulting from the respective parties violation of the terms and conditions hereof.

No delay or failure on the part of any aggrieved party to pursue any available remedy with respect to a violation of any provisions hereof, shall be deemed to be a waiver by such party of, or the estoppel of that party to assert, any right available to such party upon the recurrence or continuation of such violation or the occurrence of any different violation. No provision hereof shall be construed as to place upon the Developer or any other aggrieved party any duty to take any action to enforce the terms and conditions contained herein.

25. The terms and conditions contained herein are to be deemed restrictions and covenants that run with the land and are to be deemed perpetually in full force and effect. Unless otherwise stated herein, such Covenants and Restrictions shall be binding upon the Developer, its successors and assigns and any User now or hereafter having an interest in any part of the subject real property. In the event that this provision of this Declaration shall violate the Rule Against Perpetuities as it may exist in the State of Ohio, any interest which this Declaration may create must vest within twenty-one years after the death of the last child living at the death of Shayna Kolodesh.

26. If any provision hereof is held to be invalid by any court of competent jurisdiction, the invalidity of such provisions shall not affect the validity of any other provision contained herein. All such other provisions shall continue in full force and effect.

IV. AMENDMENT AND EXTENSION

Developer expressly reserves the right to amend the provisions of this Declaration in order to promote the development of the real estate subject to this Declaration as well as other real estate currently owned by Developer which may be adjacent to or within the vicinity of the subject real estate. This shall include, without limitation, the use to which a User Tract may be put. This right of amendment, however, shall be subject to the following limitations:

1. It may not impose against any User Tract not owned by Developer at the time a more restrictive provision than herein contained without the consent of the owner of that User Tract;
2. It may not subject any User Tract to a greater proportion of a payment obligation than originally provided without the consent of the owner of the User Tract; and
3. **It may not impose a requirement on, eliminate a restriction contained herein, or provide any benefit** for less than all Developers and User Tracts without the consent of the owners of all User Tracts.

V. DEVELOPER TRANSFER

The Developer may transfer all of its rights and duties under this Declaration of Comments and Restrictions to a successor and such successor shall have all the rights and powers herein provided for the Developer but shall be subject to the same duties and responsibilities as Developer. This transfer shall be subject to the following conditions:

- 1) The transfer shall be made by a written document executed by Developer and its successor which expressly accepts all duties and responsibilities of Developer;
- 2) The successor shall own at least one User Tract which is subject to this Declaration of Covenants and Restrictions;
- 3) The Developer must have no further ownership of any User Tract;
- 4) All funds collected from payments on all User Tracts not then expended shall be paid to the successor; and

5) All records of expenses and work performed fulfilling its duties and responsibilities as Developer shall be transferred to the successor.

Upon appointment of a successor by Developer, the subsequent owners of the lot owned by the appointed successor shall acquire the same rights subject to the conditions above stated. If a subsequent owner is not willing to accept the responsibility of the successor, one shall be selected by a majority vote of all of the owners of lots then subject to this Declaration with each lot having one vote for this purpose. A meeting may be called by any three (3) owners for purposes of a vote upon not less than thirty (30) days written notice to all other owners.

Upon transfer as set forth above, Developer shall have no further responsibility to any owner or User of a Tract except in the event of fraud or illegal dealing.

IN WITNESS WHEREOF, Harson Investments, Ltd. has affixed its signature by its duly authorized general partner this 7th day of April, 2004.

HARSON INVESTMENTS, LTD.
An Ohio Limited Partnership
By Dayton Co., General Partner

By Shayna S. Kolodesh
Shayna S. Kolodesh, President

STATE OF OHIO)
COUNTY OF MONTGOMERY) SS:

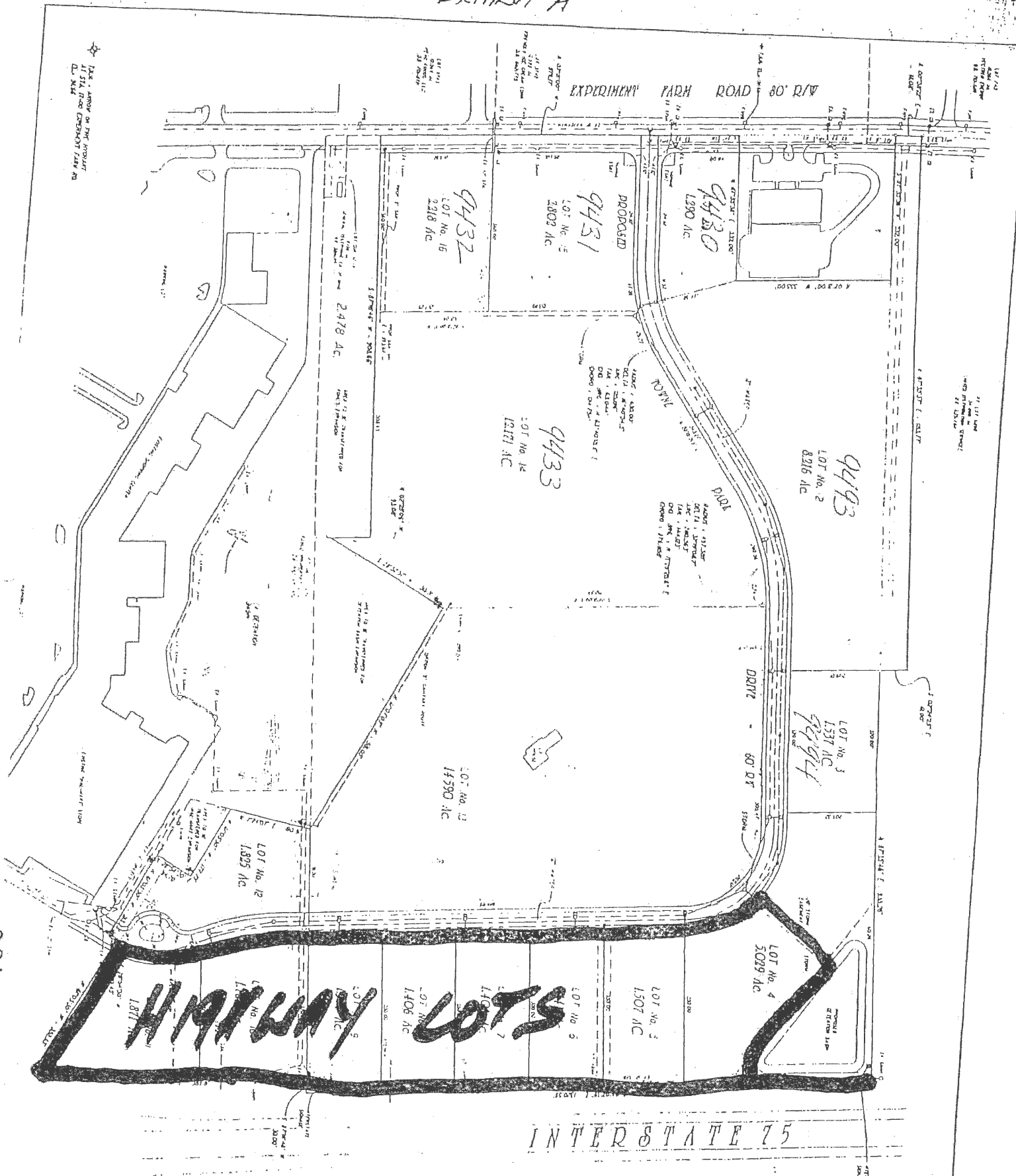
The foregoing instrument was acknowledged by HARSON INVESTMENTS, LTD., an Ohio Limited Partnership, by Dayton Co., Its General Partner, By Shayna S. Kolodesh, its President.

[Signature]
Notary Public
Notary Public, State of Ohio
My Commission has no expiration date.
Section 147.03 O. R. C.

THIS INSTRUMENT PREPARED BY: ALAN A. BIEGEL, ATTORNEY AT LAW
Singer\Amended Declaration-Troy - LasV 02/17/04 -1
PSE 237407

YULU 748 PAGE 45 /

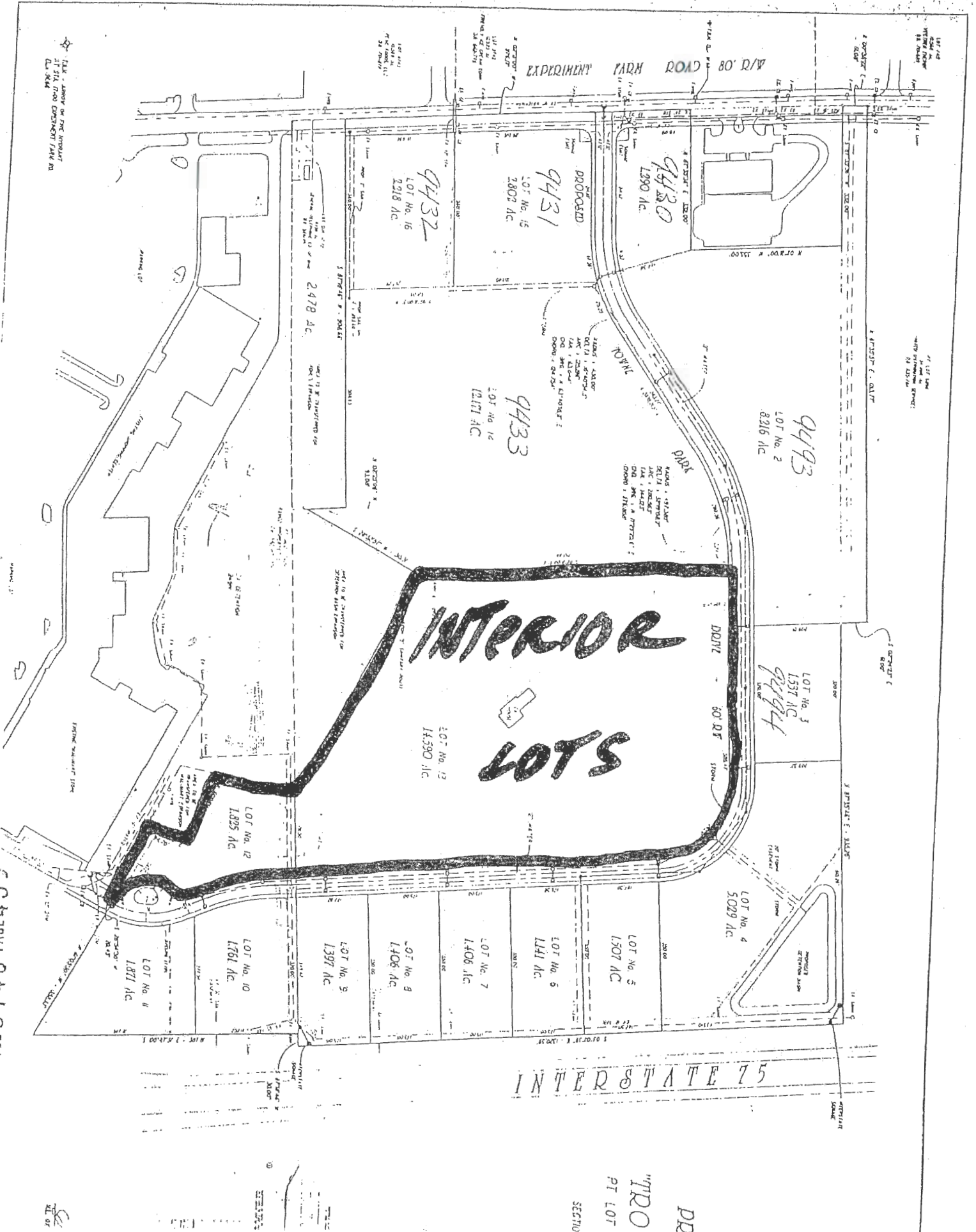
EXHIBIT A



8547994 R 4 / 0781

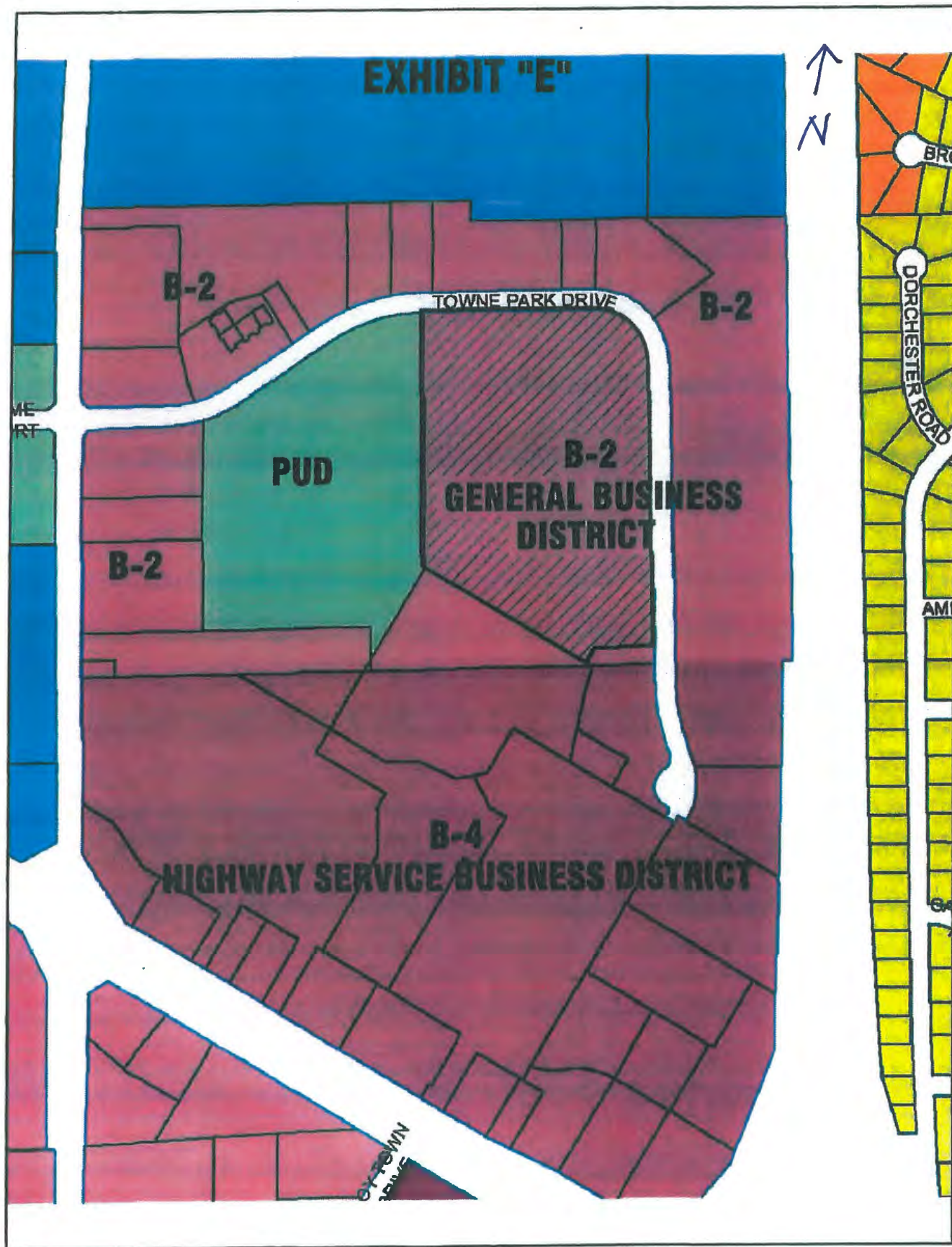
PR
TPO
PT LOT
SECTION

EXHIBIT B



557394187L070A

PR
"TRO
PT LOT
SECTION





ITEMS OF INTEREST

TO: Mayor Beamish
Mrs. Baker, President of Council
Council Members

FROM: Patrick E. J. Titterington, Director of Public Service and Safety

A handwritten signature in red ink, likely of Patrick E. J. Titterington, the Director of Public Service and Safety.

DATE: April 3, 2015

We are providing the following for your information:

- The bid opening for the McKaig Road Improvements Phase 2 is scheduled to be held on Wednesday, April 22. Council authorized \$1,142,000.
- Major Project Update:
 - Sidewalk Program 8 – work has restarted with the remainder of the sidewalk marked for replacement. Once the contract is complete, assessments will be finalized.
 - North Market Street/Piqua-Troy/Troy-Urbana Intersection Realignment – Troy-Urbana Road will be closed from April 1 – May 1 for the reconstruction and tie-in to the existing street as well as final asphalt placement over the entire project area.
 - Barnhart Road, Arthur Road, Oak Street, Scott Street & Frank Street Waterlines – Barnhart/SR-718 water main installation has begun with directional drill along Barnhart scheduled to occur next week. Oak will commence after this.
 - Adams Street Phase 2 – contractor is beginning to work on the bike path portion of the project. Bike path access ramp, Hobart Arena Sign and Community Park fence construction continues.
 - Finsbury Lane, Riverside Drive and Race Drive Waterline – loop from Governors Road to Riverside is operational. The Finsbury waterline is operational. The Miami County Commissioners have approved the easement. Restoration will begin in the next month.
 - Sewer Lining Project – Miller Pipeline is lining in Southview and northeast of the river. Layne Inliner has completed lining the Southwest Interceptor. Black bypass piping will be removed beginning the week of April 6. Manhole replacements and various lining work will occur at the Public Square in the next week.

- Attached is the snow and ice comparison sheet showing what was used each snow season from 2009/2010 to 2014/2015.
- The Dye Mill Road facility opened March 30. Hours of operation are Monday and Friday 11:00 a.m. to 7:00 p.m., Tuesday and Thursday 3:00 p.m. to 7:00 p.m., and Saturday 9:00 a.m. to 3:00 p.m., closed on Wednesday and Sunday. The City is currently staffing the facility during open hours with a temporary employee, which can be done at a lesser cost than paying a contractor to operate the facility.
- The annual Spring Neighborhood Clean-up Week will take place April 13 through April 17. This will be when residents are permitted to exceed the five container/bag limit.
- The Troy Arbor Day celebration will be held at 10:00 a.m. on April 24 at Trostel Park on Union Street. A Wright Brothers' Sugar Maple tree will be planted in honor of Mr. Edward L. Cox, City Treasurer for 16 years, and active member of many community organizations. Also, The Troy City Beautification Committee will present the book "Tree Lady" to local third grade classes for their library.
- Employee News:
 - Due to the appointment of Jeff Monce to Water Treatment Plant Superintendent, Ralph Walters was promoted to Assistant Water Plant Superintendent effective April 6. Mr. Walters has been employed by the City of Troy since October 1995, and has been with the Water Treatment Plant since April 2003.
 - Two new Police Officers will begin Monday, April 4. Their names are Allen Smith and Adam Simpson.
- Other information provided by City departments is attached.

Upcoming Events at Hobart Arena

April 8-11 & 15-18, 2015	Winter Guard International
April 19, 2015	Crowder Neon Steeple Tour Concert
May 9, 2015	AAYA Cheer Competition
May 19, 2015	Troy High School Awards Assembly
May 21, 2015	Upper Valley Career Center Graduation
May 22, 2105	Miami East Graduation
May 23, 2015	Troy High School Graduation
May 24, 2015	Covington High School Graduation
July 9 - 12, 2015	Troy Skating Club Summer Skating Competition

Calendar of Meetings

April 6, 2015	7:00 p.m. Council	City Hall Council Chambers
April 7, 2015	11:00 a.m. Park Board	City Hall Council Chambers
April 8, 2015	3:30 p.m. Planning Commission	City Hall
April 15, 2015	1:30 p.m. Rec Board	Hobart Arena
April 20, 2015	7:00 p.m. Council	City Hall Council Chambers

If you have any questions, please do not hesitate to contact ~~th~~is office.

Enclosure

cc: Department Heads



Operations Items of Interest

April 3, 2015

Street – Including Solid Waste – Jerry Mullins, Foreman

- Collected and transported 349 tons of residential trash since the last report of 204 tons.
- Delivered recycling bins as requested.
- Sign shop worked on various sign projects.
- Cleaned and maintained snow equipment.
- Cleaned the Dye Mill Compost Facility with a track-hoe and city dump trucks; prepared it for opening on March 30.
- Assisted Hobart Arena with stage set-up for weekend concerts.
- Made temporary cold mix repairs of major street openings.
- Assisted the Park Department with tree removal and stump grinding.
- Ground an area on the north side of East Main Street in the 200 block, in an attempt to alleviate a standing water issue.
- Made several pothole repairs with our new Infrared Asphalt Machine. We used this machine in lieu of cold mix to provide a permanent seamless repair. This piece of equipment gives us the flexibility to make permanent repairs during the winter months. It can also be used during the summer months to make small repairs in addition to our normal asphalt operations.
- Crack-sealing operations will begin within the next week. Crack-sealing provides the street with much needed water resistance and helps to lengthen the life of the road.
- Emptied the Big Belly waste cans. These cans only need to be emptied about once every two to three weeks. Citizens are using the recycling side of these cans, allowing the trash side to go further between pickups. These cans are working exactly as we had hoped, provided the downtown with a cleaner, greener avenue for waste disposal.

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed.
- Completed the safety report for the month of April.
- Replaced a defective photo cell in a basin light at the Water Treatment Plant.
- Installed a new toggle switch on the remote control cord to the Sewer Maintenance Vac Truck.
- Began the annual conflict monitor testing on the traffic signals.
- Removed the temporary electric, that is used during Christmas, from the trees on the levee.
- Repaired several damaged electrical outlets in the downtown area.
- Installed the temporary electric used during the Sing-Off show at Hobart Arena.

Water Distribution/Sewer Maintenance - Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets.
- Investigated numerous high consumption alerts.
- Completed a number of work orders for Billing and Collection.
- Shut-off non-payment customers and reconnected as payments were made.
- Repaired main breaks on N. Ridge Avenue, Maple Street, Floral Avenue and Brookside Drive.
- Flushed a new water line on Riverside Drive and took bacteria samples.
- Turned water off, and then back on at Treasure Island Park.
- Upgraded water services at residences on Drury Lane.
- Ran the camera in the storm line in the northwest quadrant on the Public Square.
- Checked the storm line at Lincoln Center.
- Ran the camera through line at old Hobart site.
- Checked a sewer back-up on Vincent Avenue and found that it was in the citizen's line.
- Jetted and cleaned the sanitary lines at Adams and West Main Streets.
- Repaired a sewer main on Drury Lane.
- Marked lines and vacuumed a hole on Staunton Road for pole replacement after vehicle accident.

Water Treatment Plant – Jeff Monce

- For the period of March 2015, the WTP pumped a total of 109.327 million gallons (MG) to our distribution system and customers in West Milton and parts of Miami County (avg. 3.527 MG/day). Total precipitation recorded at the WTP for March was 3.71". Respective totals for March in previous years are:

<u>2014:</u>	<u>107.337 MG;</u>	<u>2.12"</u>
<u>2013:</u>	<u>123.515 MG;</u>	<u>2.59"</u>
<u>2012:</u>	<u>135.779 MG;</u>	<u>1.92"</u>
<u>2011:</u>	<u>114.717 MG;</u>	<u>4.45"</u>
<u>2010:</u>	<u>112.849 MG;</u>	<u>0.77"</u>
<u>2009:</u>	<u>105.264 MG;</u>	<u>2.39"</u>
<u>2008:</u>	<u>116.920 MG;</u>	<u>4.07"</u>
<u>2007:</u>	<u>114.235 MG;</u>	<u>3.79"</u>
<u>2006:</u>	<u>110.777 MG;</u>	<u>3.25"</u>
<u>2005:</u>	<u>150.496 MG;</u>	<u>9.02"</u>
<u>2004:</u>	<u>154.949 MG;</u>	<u>3.52"</u>

- 6 bulk water account holders withdrew a total of 38,180 gallons from the WTP Bulk Water Station during the month of March for total revenue of \$465.79.
- A total of 7,937,100 gallons were pumped to the Extra High Service pressure zone in northwest Troy by the EHS Booster Station during the month of March, for an average daily consumption in that zone of 0.274 MGD.
- Several quotes for replacement and upgrade of the Well 17 control cabinet have been received and evaluated. Our vendor will construct and install a Nema 4X stainless steel enclosure with all new electrical components within the next month. Existing controls are 25 years old.
- Jeff Monce and Ralph Walters attended the OTCO Annual Water Workshop in Columbus March 17-18.
- Maintenance staff completed repairs to lime slaker torque valves, chlorine scales, and bathroom plumbing.
- The WTP Assistant Superintendent position has now been filled. Oscar R. "Ralph" Walters has been appointed to this position effective April 6. Congratulations, Ralph!

Wastewater Treatment Plant – Tim Snider

- Released the Request for Proposal (RFP) regarding engineering services for screw pump #1 - #4 replacement.
- Staff delivered Dorset Road pump station pump #2 to vendor for repair.
- Staff pressure washed the floor of the disinfection building basement to remove algae and grime.
- Worked with electricians to determine the cause of the over voltage trips on Waste Activated Sludge pump #1 variable frequency drive.
- Mike Hinnegan and Tim Snider attended the SWOWEA Section meeting held in Miamisburg on March 19.
- Ken Parks attended Bioassay training in Lima on March 23.
- Updated asset inventory sheets.
- Worked on five-year C.I.P.
- Vendor was on site March 31 to complete the scheduled cleaning, maintenance and inspection of the 480 volt breakers in the low voltage switchgear.
- Staff delivered 350 Kva generator to our vendor to address maintenance items.
- Completed required preventive maintenance work orders.

MONTH	SEASON												AVERAGE
	2009/2010		2010/2011		2011/2012		2012/2013		2013/2014		2014/2015		
	QTY	\$	QTY	\$	QTY	\$	QTY	\$	QTY	\$	QTY	\$	
NOVEMBER													
SALT (TONS)	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	1.5	\$ 79.20	8.0	\$ 422.40	
CACL2 (GAL)	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	4.5	\$ 5.18	0.0	\$ -	
UNLEADED (GAL)	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	4.0	\$ 12.00	0.0	\$ -	
DIESEL (GAL)	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	14.0	\$ 42.70	
REGULAR LABOR (HR)	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	3.0	\$ 101.61	
OT LABOR (HR)	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	5.0	\$ 209.89	4.0	\$ 173.62	
YTD (SALT & \$)	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	1.5	\$ 306.27	8.0	\$ 740.33	
DECEMBER													
SALT (TONS)	229.0	\$ 14,816.30	276.5	\$ 17,889.55	0.0	\$ -	336.0	\$ 21,890.40	305.0	\$ 16,104.00		\$ -	
CACL2 (GAL)	687.0	\$ 783.18	834.0	\$ 950.76	0.0	\$ -	138.0	\$ 158.70	1,503.0	\$ 1,728.45		\$ -	
UNLEADED (GAL)	65.0	\$ 156.65	62.0	\$ 153.14	0.0	\$ -	196.0	\$ 517.44	24.0	\$ 66.00		\$ -	
DIESEL (GAL)	202.0	\$ 470.66	266.0	\$ 720.86	0.0	\$ -	786.0	\$ 2,790.30	242.0	\$ 837.32		\$ -	
REGULAR LABOR (HR)	154.0	\$ 4,246.29	244.0	\$ 5,644.06	0.0	\$ -	326.0	\$ 8,189.31	86.0	\$ 2,017.27		\$ -	
OT LABOR (HR)	88.0	\$ 5,026.33	112.0	\$ 4,141.65	0.0	\$ -	222.0	\$ 8,256.24	133.5	\$ 5,159.13		\$ -	
YTD (SALT & \$)	229.0	\$ 25,499.41	276.5	\$ 29,500.02	0.0	\$ -	336.0	\$ 41,802.39	306.5	\$ 26,218.44	8.0	\$ 740.33	
JANUARY													
SALT (TONS)	246.0	\$ 15,916.20	466.0	\$ 30,150.20	347.0	\$ 23,190.01	217.0	\$ 14,137.55	827.0	\$ 43,665.60	344.0	\$ 18,163.20	
CACL2 (GAL)	738.0	\$ 841.32	1,317.0	\$ 1,501.38	1,047.0	\$ 1,256.40	651.0	\$ 748.65	3,606.0	\$ 4,146.90	1,212.0	\$ 1,393.80	
UNLEADED (GAL)	150.0	\$ 361.50	130.0	\$ 351.00	0.0	\$ -	0.0	\$ -	121.1	\$ 333.03	191.0	\$ 326.59	
DIESEL (GAL)	299.0	\$ 696.67	742.0	\$ 2,021.62	404.0	\$ 1,220.08	232.0	\$ 823.60	1,314.9	\$ 4,549.55	820.0	\$ 1,762.42	
REGULAR LABOR (HR)	186.0	\$ 4,966.03	378.0	\$ 8,917.90	35.0	\$ 844.00	150.0	\$ 3,670.18	449.0	\$ 11,434.23	378.0	\$ 9,835.35	
OT LABOR (HR)	195.8	\$ 8,136.07	327.0	\$ 11,834.62	156.0	\$ 5,622.66	35.5	\$ 1,377.16	265.5	\$ 10,287.55	110.5	\$ 4,391.37	
YTD (SALT & \$)	475.0	\$ 56,417.20	742.5	\$ 84,276.74	347.0	\$ 32,133.15	553.0	\$ 62,559.53	1,133.5	\$ 100,635.30	352.0	\$ 36,613.06	
FEBRUARY													
SALT (TONS)	535.0	\$ 34,614.50	278.0	\$ 17,986.60	40.0	\$ 2,673.20	139.0	\$ 9,055.85	406.0	\$ 21,436.80	330.0	\$ 28,811.92	
CACL2 (GAL)	1,587.0	\$ 1,809.18	834.0	\$ 950.76	126.0	\$ 151.20	417.0	\$ 479.55	1,571.0	\$ 1,806.65	768.0	\$ 883.20	
UNLEADED (GAL)	390.0	\$ 904.80	78.0	\$ 211.38	0.0	\$ -	0.0	\$ -	131.0	\$ 381.21	102.0	\$ 183.26	
DIESEL (GAL)	1,272.0	\$ 2,963.76	322.0	\$ 911.26	44.0	\$ 132.88	119.0	\$ 422.45	564.0	\$ 2,165.76	806.0	\$ 1,760.02	
REGULAR LABOR (HR)	381.0	\$ 9,459.41	291.0	\$ 6,807.72	0.0	\$ -	14.0	\$ 357.97	226.0	\$ 5,933.77	236.0	\$ 6,245.14	
OT LABOR (HR)	626.0	\$ 21,772.64	165.0	\$ 5,853.04	24.0	\$ 880.11	66.0	\$ 2,655.00	225.0	\$ 8,931.91	247.5	\$ 9,620.15	
YTD (SALT & \$)	1,010.0	\$ 127,941.49	1,020.5	\$ 116,997.50	387.0	\$ 35,970.54	692.0	\$ 75,530.35	1,539.5	\$ 141,291.40	682.0	\$ 84,116.75	
MARCH													
SALT (TONS)	9.0	\$ 582.30	0.0	\$ -	0.0	\$ -	156.0	\$ 10,163.40	157.0	\$ 8,289.60	74.0	\$ 8,795.64	
CACL2 (GAL)	27.0	\$ 30.78	0.0	\$ -	0.0	\$ -	462.0	\$ 531.30	629.0	\$ 723.35	288.0	\$ 331.20	
UNLEADED (GAL)	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	0.0	\$ -	116.0	\$ 211.12	
DIESEL (GAL)	6.0	\$ 13.98	0.0	\$ -	0.0	\$ -	393.0	\$ 1,395.15	302.0	\$ 1,159.68	247.0	\$ 570.57	
REGULAR LABOR (HR)	6.0	\$ 129.78	0.0	\$ -	0.0	\$ -	222.0	\$ 5,536.74	99.0	\$ 2,441.10	0.0	\$ -	
OT LABOR (HR)	0.0	\$ -	0.0	\$ -	0.0	\$ -	72.3	\$ 2,809.91	49.5	\$ 1,922.84	198.0	\$ 7,923.15	
YTD (SALT & \$)	1,019.0	\$ 128,698.33	1,020.5	\$ 116,997.50	387.0	\$ 35,970.54	848.0	\$ 95,966.85	1,696.5	\$ 155,827.97	756.0	\$ 101,948.43	

MONTH	SEASON												AVERAGE
	2009/2010		2010/2011		2011/2012		2012/2013		2013/2014		2014/2015		
	QTY	\$	QTY	\$	QTY	\$	QTY	\$	QTY	\$	QTY	\$	
SEASON TOTALS	\$ 128,698.33		\$ 116,997.50		\$ 35,970.54		\$ 95,966.85		\$ 155,827.97		\$ 101,948.43		
SALT (TONS)	1,019.0	\$ 65,929.30	1,020.5	\$ 66,026.35	387.0	\$ 25,863.21	848.0	\$ 55,247.20	1,696.5	\$ 89,575.20	756.0	\$ 56,193.16	954.5
CACL2 (GAL)	3,039.0	\$ 3,464.46	2,985.0	\$ 3,402.90	1,173.0	\$ 1,407.60	1,668.0	\$ 1,918.20	7,313.5	\$ 8,410.53	2,268.0	\$ 2,608.20	3,074.4
UNLEADED (GAL)	605.0	\$ 1,422.95	270.0	\$ 715.52	0.0	\$ -	196.0	\$ 517.44	280.1	\$ 792.24	409.0	\$ 720.97	293.4
DIESEL (GAL)	1,779.0	\$ 4,145.07	1,330.0	\$ 3,653.74	448.0	\$ 1,352.96	1,530.0	\$ 5,431.50	2,422.9	\$ 8,712.31	1,887.0	\$ 4,135.71	1,566.2
REGULAR LABOR (HR)	727.0	\$ 18,801.51	913.0	\$ 21,369.68	35.0	\$ 844.00	712.0	\$ 17,754.20	860.0	\$ 21,826.37	617.0	\$ 16,182.10	644.0
OT LABOR (HR)	909.8	\$ 34,935.04	604.0	\$ 21,829.31	180.0	\$ 6,502.77	395.8	\$ 15,098.31	678.5	\$ 26,511.32	560.0	\$ 22,108.29	554.7

Items of Interest

Engineering Department

April 1, 2015

PROJECT

ACTIVE PROJECTS STATUS

Barnhart Road, Arthur Road, Oak Street, Scott Street & Frank Street Waterlines

Contract was awarded to Sturm Construction. Work and restoration is complete along Scott and Frank, Streets. Barnhart/SR-718 water main installation has begun with directional drill along Barnhart scheduled to occur next week. Oak will commence after.

Finsbury, Governors, & Race Waterlines

Contract was awarded to Finrock Construction. Work along Race is complete including restoration. Finsbury clearing and waterline is complete except for directional drilling which ties it into Shaftsbury. Governors to Troy-Sidney waterline has obtained CSX approval and will be proceeding with construction of that portion of the project in the next month. Loop from Governors Road to Riverside is operational; Finsbury waterline is operational. The Miami County Commissioners approved the easement. Restoration will begin in the next month.

Sewer Lining

Contract has been awarded to Layne Inliners and Miller Pipeline. We will be notifying property owners as necessary for this project. Layne Inliners began work in early November. Miller Pipeline is lining in Southview and NE of the River; Layne Inliner has completed lining the Southwest Interceptor; black bypass piping will be removed beginning the week of April 6. Manhole replacements and various lining work will occur at the Public Square in the next week.

Adams Street Phase 2

This phase of the project is between the Adams Street Bridge and Staunton Road. Project was awarded to LJ DeWeese. Underground utility work is complete. Stone wall work is complete and railing is to be installed in May. Contractor is beginning to work on bike path portion of the project. Bike path access ramp, Hobart Arena sign and Community Park fence construction continues.

Piqua-Troy/Troy-Urbana Intersection

Contract was awarded to Double Jay Construction. Curb has been installed, base paving is complete. Troy-Urbana Road will be closed from April 1 - May 1 for the reconstruction and tie-in to the existing street as well as final asphalt placement over the entire project area.

Downtown Streetscape Phase 3B

ODOT will fund a portion of this project. Design has been done by Poggemeyer Design Group and has been approved by ODOT. Council authorized the AEB's recommendation of modified assessments and Council has authorized the bidding of the project. Advertisement will be forthcoming.

Hobart Arena Renovation and Expansion

Council approved the recommendation to enter into an agreement with MSA Architects for the design of this work. Schematic design is being finalized with a meeting scheduled for the middle of April.

Items of Interest

Engineering Department

April 1, 2015

Lighthouse at Treasure Island	City Council authorized bidding at \$75,000. Bruns General Contracting, Inc., the foundation contractor, will be completing the foundation prior to delivery of the lighthouse. The lighthouse has been painted and is now scheduled for delivery on April 9. Installation will be dependent on weather and ground conditions.
Marina & Boathouse Renovation	The contract was awarded to Bruns General Contracting. Bruns has begun interior demolition and the roof restoration/replacement at the facility.
Treasure Island Park Construction	Preliminary design is complete. Council approved legislation authorizing bidding the park construction in an amount not to exceed \$1,873,000. Design is nearing completion. MCD approval is pending; advertisement to bid will commence shortly.
McKaig Road Phase 2	This phase includes work from Monroe Street to Madison Street (RR tracks). Design is complete and is being coordinated with utility companies and CSX. CSX application for a storm sewer has been submitted. Council authorized bidding the project in the amount not to exceed \$1,142,000. The bid opening is scheduled for April 22.
Water Tower	Council authorized an agreement for the design of a new Extra High Service Water Tower with the firm of EMH&T. The design kick-off meeting was held and potential sites determined. The City Engineer has contacted property owners to discuss the available opportunities for water tower siting along Washington Road and West Stanfield Road. Positive feedback on potential sites has been received.
Water Regionalization	Council has authorized a contract with RA Consultants. Staff has submitted all requested information for evaluation, Workshop #2 was held, and the project will continue. Staff and the consultant met with West Milton to discuss details of their existing water system. A separate meeting with Miami County will be scheduled in the near future when RA is ready to proceed with a similar Sewer Regionalization meeting.
Sewer Regionalization	Council has authorized a contract with RA Consultants, LLC. The agreement is being reviewed internally.
ANNUAL/OTHER PROJECTS	
Sidewalk Program 8	Council authorized bidding for the Phase 8 sidewalks where the property owner did not take out a permit to do the work. Project was awarded to I.F. Weber. Work has restarted with the remainder of the sidewalk marked for replacement. Once the contract is complete, assessments will be finalized.

Items of Interest

Engineering Department

April 1, 2015

2015 Paving Program	Council authorized bidding of \$1,068,000 for paving City streets. A bid opening date will soon be established.
ODOT Paving	Staff is working with ODOT regarding the paving along SR 55 on the west side of town as well as the traffic circle. ODOT has issued the Final Legislation which City Council passed and our payment has been made. A pre-construction meeting is scheduled for mid-April. The paving will occur during State Fiscal Year 2016 (after July 1).
GPS Data Collection	Collection of data continues.
Sidewalk, Sewer, and Sump Inspections	Inspections are continuing to be completed when requested.
Street Light Conversion	Staff has started working with Miami Valley Lighting (MVL) and MVCC to determine the best way to convert the City's Mercury Vapor (MV) street lights to High Pressure Sodium (HPS) street lights as required by law. As a trial, LED street lights have been installed on Plum Street, Short Street, Adams Street, and along Shaftsbury Road at Adams Street.
Engineering Electronic File Reorganization	Staff has been working with an outside contractor to make the Engineering electronic files organized in such a way that all staff can have access to most documents. This will improve efficiency with document filing and is expected to reduce the volume of space necessary to keep the electronic files. Staff is re-implementing project numbers as well. Record drawings organization and personnel file clean-up continues.

SUBDIVISION STATUS

Hawk's Nest	Section 2 awaiting final course of asphalt.
Pleasantview Estates	Section 4 plat has been approved. Construction has not yet begun.
Stonebridge Meadows	Section 1 is complete. Section 2 awaiting final course of asphalt. Section 3 construction is expected to occur in the Spring.
Halifax	Section 1 underground utilities installation is commencing.
Nottingham	Section 8 preconstruction meeting will be scheduled and escrow agreement is pending.

MEMO

To: Patrick Titterington, Director of Public Service and Safety

From: Tim Davis, Planning & Zoning Manager

Date: April 1, 2015

Subject: Planning Division Update

I have attached two reports which summarize concerns that are being addressed by the Planning Division from March 11, 2015 to April 1, 2015. The first report shows all permits that were issued by the Planning Division. The report contains the address and type of permit and separates the information by each ward. There were 40 permits issued during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going issues. Both open and closed concerns are listed and are separated by each ward.

As in the past, all costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. If the property owner does not pay the invoice, the cost will be assessed to the property taxes.

CITY OF TROY
 PERMIT WORK TYPE STATISTICS REPORT
 PERMIT DATE: 03/11/2015 TO 04/01/2015

04/01/2015
 08:37 AM

SUBTOTALS	PERMITS	FEES	EST. COST

D DEMOLITION-COMMERCIAL	1	11.60	0
F FENCE	5	50.00	0
OC FINANCIAL	1	100.00	0
OC OCCUPANCY-COMMERCIAL	5	250.00	0
S BANNER	4	100.00	0
S REFACE	1	25.00	0
S WALL SIGN	1	39.25	0
ST SEWER TAP - RES	2	2,400.00	0
SU SUMP	3	0.00	0
TU TEMPORARY GARDEN CENTER	1	50.00	0
WT WATER TAP-RES	2	4,000.00	0
Z ADDITION COMMERCIAL	2	260.00	0
Z ADDITION RESIDENTIAL	1	25.00	0
Z CELL TOWER	1	100.00	0
Z COMMERCIAL	1	140.00	0
Z CONCRETE PAD/PADS	1	101.64	0
Z DETACHED GARAGE	1	25.00	0
Z PATIO	1	25.00	0
Z SHED	3	188.40	0
Z SINGLE FAMILY W/BASMNT	3	186.02	0
=====			
GRAND TOTAL	40	\$8,076.91	

CITY OF TROY - WARD ONE
PERMIT REPORT
03/11/2015 TO 04/01/2015

04/01/2015
08:20 AM

2015006F	3/16/2015	906 MYSTIC LN	BAKER, STEVEN N	0
FENCE		N/A	906 MYSTIC LN	10.00
		N/A		LV 0
		FENCE - 3/13/15	TROY, OH 45373	NL 0
		N/A		BA 0

/

2015018Z	3/11/2015	430 SKYLARK DR	BOOHER, PETE	0
SHED		N/A	430 SKYLARK DR	25.00
		N/A		LV 0
		SHED - 3/9/15	TROY, OH 45373	NL 96
		N/A		BA 0

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CITY OF TROY - WARD TWO
PERMIT REPORT
03/11/2015 TO 04/01/2015

04/01/2015
08:20 AM

2015005SU	3/19/2015	820 GOVERNORS RD	KEYSTONE HOMES IN TROY	0
SUMP		N/A	P. O. BOX 980	
		10414		LV 0
		SUMP - 3/19/15	TROY, OH 45373	NL 0
				BA 0

/

2015021Z	3/13/2015	554 ADAMS ST	TROY CITY SCHOOLS	0
SHED		N/A	500 MARKET ST N	138.40
		N/A		LV 0
		TROY SCHOOLS BUS GARAGE BARN-2/19/15	TROY, OH 45373	NL 3840
				BA 0

/

2015021OC	3/30/2015	108 MAIN ST E	CONARD, BOB	0
OCCUPANCY-COMMERCIAL		N/A	2100 CO RD 25A S	50.00
		N/A		LV 1200
		BLUE BOW BOUTIQUE (OC) 3/27/15	TROY, OH 45373	NL 0
				BA 0

/

2015015S	3/11/2015	11 MARKET ST N	TROY RECREATION ASSOCIATION	0
BANNER		D08250430	11 N MARKET ST	25.00
		N/A		LV 0
		TROY REC-TEMP SIGN (3/5-4/2/15) - 3/3/1	TROY, OH 45373	NL 0
				BA 0

/

2015028Z	3/26/2015	608 MICHIGAN AVE	DRAKE, DEBORAH	0
DETACHED GARAGE		D08028250	608 MICHIGAN AVE	25.00
		N/A		LV 0
		DETACHED GARAGE ADDITION - 3/23/15	TROY, OH 45373	NL 660
		CULBERTSON HEIGHTS 0/0/		BA 0

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2015024Z	3/23/2015	205 NOTTINGHILL LN	KEYSTONE HOMES IN TROY	0 KEYSTONE HOMES
SINGLE FAMILY W/BASMNT		N/A	PO BOX 980	PO BOX 980
		10388		LV 3812 TROY, OH 45373
		SGL FAMILY W/BASEMENT - 3/19/15	TROY, OH 45373	NL 2182 937-332-8669
		NOTTINGHILL 0/0/		BA 1630

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2015022Z	3/16/2015	202 STAUNTON RD E	CITY OF TROY	0
CELL TOWER		N/A	100 MARKET ST S	100.00
		N/A		LV 0
		WIRELESS COMM. FAC.(VERIZON) MOD-3/16/1	TROY, OH 45373	NL 0
		N/A 0/0/		BA 0

/

20150220C	3/30/2015	211 WATER ST E	STEINEMAN, RICHARD	0
OCCUPANCY-COMMERCIAL		N/A	211 WATER ST E	50.00
		N/A		LV 0
		SMITHFLY DESIGNS (OC) - 3/27/15	TROY, OH 45373	NL 0
		0/0/		BA 0

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CITY OF TROY - WARD THREE
PERMIT REPORT
03/11/2015 TO 04/01/2015

04/01/2015
08:20 AM

2015009F	3/31/2015	401 LINCOLN AVE	CULLIS, AMY	0
FENCE		D08013040	401 LINCOLN AVE	10.00
		N/A		LV 0
		FENCE - 3/30/15	TROY, OH 45373	NL 0
		0/0/		BA 0

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20150200C	3/30/2015	101 MARKET ST S	DAVEY, HEATHER	0
OCCUPANCY-COMMERCIAL		N/A	1640 SURREY RD	50.00
		N/A		LV 1400
		ARK & ECHO (OC) 3/27/15	TROY, OH 45373	NL 0
		0/0/		BA 0

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2015016S	3/11/2015	125 MARKET ST S	WESTFALL, WADE	0
REFACE		N/A	2570 TROY-SIDNEY RD	25.00
		N/A		LV 0
		MOSELEY STOVE SHOP	TROY, OH 45373	NL 0
		0/0/		BA 0

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2015027Z	3/26/2015	846 UNION ST S	DAFFNER, DANIEL	0
COMMERCIAL		D08-022470	1130 SUMMIT AVE	140.00
		N/A		LV 4000
		POLE BARN - 3/23/15	TROY, OH 45373	NL 0
		N/A		BA 0

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2015026Z	3/26/2015	101 WACO ST	GOODRICH CORP.	0
ADDITION COMMERCIAL		N/A	101 WACO ST	100.00
		N/A		LV 0
		UTC AEROSPACE-MODULAR COOLER -3/24/15	TROY, OH 45373	NL 64
		0/0/		BA 0

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CITY OF TROY - WARD FOUR
PERMIT REPORT
03/11/2015 TO 04/01/2015

04/01/2015
08:20 AM

2015025Z	3/23/2015	1201 BRUKNER DR	EARHART BROTHERS LEASING, LLC	0	HARLOW BUILDERS
CONCRETE PAD/PADS		D08101361	1494 LYTLE RD	101.64	701 MARKET ST N
		N/A		LV 0	TROY, OH 45373
		EARHART PETROLEUM- CONCRETE PADS-3/18/1	TROY, OH 45373	NL 164	937-339-9944
		0/0/		BA 0	

/

2015029Z	3/30/2015	700 DORSET RD S	TROY CHRISTIAN SCHOOLS	0
ADDITION COMMERCIAL		N/A	700 DORSET RD S	160.00
		N/A		LV 6000
		JR HIGH/HIGH SCHOOL ADDITION - 3/18/15	TROY, OH 45373	NL 0
		0/0/		BA 0

/

2015003D	3/23/2015	700 DORSET RD S	TROY CHRISTIAN SCHOOLS	0
DEMOLITION-COMMERCIAL		N/A	700 DORSET RD S	11.60
		N/A		LV 6000
		TROY CHRISTIAN-STEAM ADD. DEMO - 3/18/1	TROY, OH 45373	NL 0
		0/0/		BA 0

/

2970ST	3/12/2015	1436 GOLDEN EAGLE DR	RYAN HOMES	0	RYAN HOMES
SEWER TAP - RES		N/A	884 PLEASANT VALLEY DR	1200.00	884 PLEASANT VALLEY
		10435		LV 2725	SPRINGBORO, OH 45066
		5/8" SEWER TAP - RESIDENTIAL - 3/12/15	SPRINGBORO, OH 45066	NL 1737	937-521-3306
		0/0/		BA 1246	

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2015020Z	3/11/2015	1436 GOLDEN EAGLE DR SINGLE FAMILY W/BASMNT N/A 10435 SGL FAMILY W/BASEMENT - 3/9/15 /	RYAN HOMES 884 PLEASANT VALLEY DR SPRINGBORO, OH 45066 0/0/	0 RYAN HOMES 94.62 884 PLEASANT VALLEY LV 2725 SPRINGBORO, OH 45066 NL 1737 937-521-3306 BA 1246
1230WT	3/12/2015	1436 GOLDEN EAGLE DR WATER TAP-RES N/A 10435 1" WATER TAP - RESIDENTIAL - 3/6/15 /	RYAN HOMES 884 PLEASANT VALLEY DR SPRINGBORO, OH 45066 0/0/	0 RYAN HOMES 2000.00 884 PLEASANT VALLEY LV 2725 SPRINGBORO, OH 45066 NL 1737 937-521-3306 BA 1246
2015006SU	3/20/2015	1630 GRAY HAWK CT SUMP N/A 10450 SUMP - 3/20/15 /	RYAN HOMES 884 PLEASANT VALLEY DR SPRINGBORO, OH 45066	0 RYAN HOMES 884 PLEASANT VALLEY LV 0 SPRINGBORO, OH 45066 NL 0 937-521-3306 BA 0
2015005F	3/11/2015	1555 LEXINGTON AVE FENCE D08101266 N/A FENCE - 3/9/15 WINDRIDGE PLACE 3 /	THAYER, KEVIN & KATHERINE 1555 LEXINGTON AVE TROY, OH 45373 0/0/	0 QUALITY LAWN, LANDSCAPE & 10.00 1565 HUFFORD RD S LV 0 CASSTOWN, OH 45312 NL 0 937-339-0269 BA 0
2015019S	3/19/2015	1481 MARKET ST S BANNER N/A N/A TROJAN CITY BUY & SELL-TEMP SIGN-3/18/15 /	TRADER BUILDERS, INC. 2255 KESSLER-COWLESVILLE RD TROY, OH 45373 0/0/	0 25.00 LV 2400 NL 0 BA 0
2015017S	3/13/2015	200 PETERS AVE BANNER D08015050 N/A ABRA AUTO BODY & GLASS-TEMP SIGN-3/9/15 /	C & C LAND GROUP LLC 2200 WOODSTOCK CT TROY, OH 45373 0/0/	0 25.00 LV 8656 NL 0 BA 0
2015019Z	3/11/2015	2624 SHADY TREE DR SINGLE FAMILY W/BASMNT N/A 10470 SGL FAMILY W/BASEMENT - 3/10/15 /	HARLOW BUILDERS, INC. 701 MARKET ST N TROY, OH 45373 0/0/	0 HARLOW BUILDERS 91.40 701 MARKET ST N LV 1804 TROY, OH 45373 NL 2336 937-339-9944 BA 1804
1229WT	3/11/2015	2624 SHADY TREE DR	HARLOW BUILDERS, INC.	0 HARLOW BUILDERS

WATER TAP-RES	N/A	701 MARKET ST N	2000.00	701 MARKET ST N
	10470		LV	0 TROY, OH 45373
	1" WATER TAP - RESIDENTIAL - 3/10/15	TROY, OH 45373	NL	0 937-339-9944
			BA	0

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2969ST	3/11/2015	2624 SHADY TREE DR	HARLOW BUILDERS, INC.	0 HARLOW BUILDERS
SEWER TAP - RES		N/A	701 MARKET ST N	1200.00 701 MARKET ST N
		10470		LV 0 TROY, OH 45373
		5/8" SEWER TAP - RESIDENTIAL - 3/10/15	TROY, OH 45373	NL 0 937-339-9944
				BA 0

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CITY OF TROY - WARD FIVE
PERMIT REPORT
03/11/2015 TO 04/01/2015

04/01/2015
08:20 AM

2015017Z	3/11/2015	726 BRANFORD RD	BROWN, RICHARD	0
SHED		D08053480	726 BRANFORD RD	25.00
		N/A		LV 0
		SHED - 3/5/15	TROY, OH 45373	NL 144
		WESTBROOK 7		BA 0

0/0/

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2015008F	3/26/2015	1500 BROOKFIELD LN	KNISLEY, BRADLEY S	0
FENCE		D08058572	1500 BROOKFIELD LN	10.00
		N/A		LV 0
		FENCE - 3/24/15	TROY, OH 45373	NL 0
		BROOK PARK NORTH 1		BA 0

0/0/

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2015007SU	3/26/2015	1529 BROOKFIELD LN	DENNEY, JOHN & SHELLY	0
SUMP		D08058595	1529 BROOKFIELD LN	
		N/A		LV 0
		SUMP - 4/2/15	TROY, OH 45373	NL 0
		BROOK PARK NORTH 1		BA 0

/

2015019OC	3/25/2015	1600 MAIN ST W	B & X PROPERTIES	0
OCCUPANCY-COMMERCIAL		N/A	1354 MONROE DR N	50.00
		N/A		LV 1972
		THE CELLAR (OC) 3/20/15	XENIA, OH 45385	NL 0
		N/A		BA 0

0/0/

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CITY OF TROY - WARD SIX
 PERMIT REPORT
 03/11/2015 TO 04/01/2015

04/01/2015
 08:20 AM

2015030Z	3/31/2015	2650 ALEXANDER CT	GILLIG, ANDREW & TRACIE	0	
ADDITION RESIDENTIAL		D08101900	2650 ALEXANDER CT	25.00	
		N/A		LV	0
		DRIVEWAY ADDITION - 3/27/15	TROY, OH 45373	NL	750
		WILLOWCREEK1		BA	0
		/	0/0/		
<hr/>					
2015007F	3/23/2015	2660 FIELDSTONE CT	ANDERSON, ERIC & CHRISTINA	0	
FENCE		D08102678	2660 FIELDSTONE CT	10.00	
		N/A		LV	0
		FENCE - 3/17/15	TROY, OH 45373	NL	0
		WILLOWCREEK2		BA	0
		/	0/0/		
<hr/>					
2015023Z	3/23/2015	2660 FIELDSTONE CT	ANDERSON, ERIC & CHRISTINA	0	
PATIO		D08102678	2660 FIELDSTONE CT	25.00	
		N/A		LV	0
		PAVER PATIO - 3/20/15	TROY, OH 45373	NL	168
		WILLOWCREEK2		BA	0
		/	0/0/		
<hr/>					
2015001TU	3/18/2015	1801 MAIN ST W	TROY PHILA EO LLC	0	
TEMPORARY GARDEN CENTER		D08101061	PO BOX 8050 MS 0555	50.00	
		N/A		LV	0
		WAL-MART-TEMP GARDEN CTR-3/16 - 9/16/15	BENTONVILLE, AR 72712	NL	0
		TROY TOWNE CENTER		BA	0
		/	0/0/		
<hr/>					
2015020S	3/25/2015	1860 MAIN ST W	HARSON INVESTMENTS	0	QUINT CUSTOM SIGNS
WALL SIGN		N/A	2305 FAR HILLS AVE	39.25	427 N MAIN ST
		N/A	SUITE 210	LV	0 PIQUA, OH 45356
		CRICKET WIRELESS-WALL SIGN-3/20/15	DAYTON, OH 45419	NL	0 937-615-9332
		/	0/0/	BA	0
<hr/>					
2015018OC	3/25/2015	1860 MAIN ST W	HARSON INVESTMENTS	0	
OCCUPANCY-COMMERCIAL		N/A	2305 FAR HILLS AVE	50.00	
		N/A	SUITE 210	LV	1134
		FRANCIS WIRELESS, LLC (OC) 3/23/15	DAYTON, OH 45419	NL	0
		/	0/0/	BA	0
<hr/>					
2015017OC	3/18/2015	2309 MAIN ST W	LEE, DR. DONG	0	
FINANCIAL		N/A	809 SWAN CREEK RD E	100.00	
		N/A		LV	1248
		CHECK INTO CASH (OC) 3/11/15	FT WASHINGTON, MD 20744	NL	0
		/	0/0/	BA	0

2015018S	3/18/2015	2309 MAIN ST W	LEE, DR. DONG	0
BANNER		N/A	809 SWAN CREEK RD E	25.00
		N/A		LV 0
		CHECK INTO CASH-TEMP SIGN-3/16/15	FT WASHINGTON, MD 20744	NL 0
		0/0/		BA 0

CITY OF TROY - WARD ONE
 VIOLATIONS BY FILE DATE
 03/11/2015 TO 04/01/2015

04/01/2015
 09:00:47 AM

File Date	Address	Violation	Start Date	End Date	Due Date
03/16/15 20150257	1302 HERITAGE DR	TRASH & DEBRIS N/A	03/16/15	07/14/15	03/23/15
3-16-15 dp Noticed a pile of trash and furniture in front of this location and it appears to be a move out. certified letter with a follow up 3-21-15. 3-20-15 dp Green card back dated 3-19-15 follow up 3-22-15. 3-23-15 dp Trash gone close.					
03/20/15 20150281	1203 HERITAGE DR	VEHICLE ON GRASS N/A	03/20/15	06/18/15	
3-20-15 dp complaint from the PD regarding a cargo trailer in the grass along the west side of this location. Certified letter with a cc to the tenant. Follow up 3-31-15.					
03/20/15 20150280	1213 HERITAGE DR	OUTDOOR STORAGE N/A	03/20/15	04/30/15	
3-20-15 dp Complaint from the PD of outdoor stored items in front of the garage. Certified with a cc to the tenant. Follow up 4-22-15.					
03/20/15 20150279	1245 HERITAGE DR	TRASH & DEBRIS N/A	03/20/15	07/18/15	
3-20-15 dp Complaint from the PD. Pallets on the side of the house and pallets & tires in front of the garage area. Certified with a cc to the tenant. Follow up 3-27-15.					
03/25/15 20150300	1187 EDISON AVE	TRASH & DEBRIS HERITAGE HILL 6	03/25/15	07/23/15	03/31/15
3-25-15 sb Trash in front of garage and side of house. Washer, dryer, microwave, junk. Certificate, follow up 3-31-15. 3-31-15 sb Trash removed. Close.					
03/25/15 20150303	1028 FAIRFIELD RD	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150301	1023 FRONTIER DR	VEHICLE ON GRASS N/A	03/25/15	06/23/15	
3-25-15 sb Pontoon boat on trailer on grass in rear yard. Certified, follow up 4-6-15.					
03/25/15 20150305	1226 GETTYSBURG DR	BRUSH LETTER HERITAGE HILL 8	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150304	1257 GETTYSBURG DR	BRUSH LETTER HERITAGE HILL 8	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15. 3-30-15 sb Call came in. Cleaned up.					
03/25/15 20150306	618 GLENDALE DR	BRUSH LETTER MEADOWLAWN 1	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150308	1073 GREENFIELD DR	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15. 3-30-15 sb Call came in. Bundled and bagged up.					
03/25/15 20150330	1090 GREENFIELD DR	BRUSH LETTER GREENFIELD	03/25/15	07/23/15	

3-26-15 sb Initial brush letter. Follow up 4-9-15.

3-30-15 Recieved email from Deb Matthews stating her father owns 1090 Greenfield Dr. She indicated in an email that her father is 91 years old and semi-immobile as well as partially blind and he is not the one putting yard waste out and that is his neighbor that is doing this. She feels that our inspectors were and are over zealous in enforcement.

3-30-15 sb Jerry Mullins is going to go out and talk to neighbor. Items removed. Closed.

03/25/15 20150309	1093 GREENFIELD DR	BRUSH LETTER GREENFIELD	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150310	1303 GREENFIELD DR	BRUSH LETTER MEADOWLAWN 3	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
3-30-15 sb Call came in, cleaned up.					
03/25/15 20150311	1213 HERITAGE DR	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150316	1211 LEE RD	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150313	1360 LEE RD	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150315	1421 LEE RD	BRUSH LETTER HERITAGE HILL 10	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150314	1434 LEE RD	BRUSH LETTER N/A	03/25/15	07/23/15 NO VIOLATION	03/30/15
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
3-30-15 sb Kim tel. 524-4387. She said she has no debris or brush in front of house. Close.					
03/25/15 20150317	1502 LEE RD	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
3-30-15 sb Gentleman talked to Mary Jo. He said he picked up and put in trash can. She told him that it needed to be bundled or in T-bags. He said if it was still there after trash is picked up, he would take care of it.					
03/25/15 20150321	944 LINWOOD DR	BRUSH LETTER MEADOWLAWN 4	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
3-30-14 sb Call came in, cleaned up					
03/25/15 20150331	947 LINWOOD DR	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
3-30-15 sb Call came in, claims there is nothing there.					
03/25/15 20150322	549 MAPLECREST DR	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150323	617 MAPLECREST DR	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					

03/25/15 20150325	475 MAYFIELD SQ E	BRUSH LETTER MEADOWLAWN 9	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150326	469 MAYFIELD SQ W	BRUSH LETTER N/A	03/25/15	07/23/15 NO VIOLATION	03/31/15
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
3-31-15 sb Message from Diane Young, daughter. Her mother has not owned this in months...foreclosure. Will e-mail Jerry and let him know. Close.					
03/25/15 20150336	1005 NUTMEG SQ N	BRUSH LETTER MEADOWLAWN 7	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150328	1030 NUTMEG SQ N	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150338	1008 NUTMEG SQ S	BRUSH LETTER MEADOWLAWN 7	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/25/15 20150337	1052 NUTMEG SQ S	BRUSH LETTER N/A	03/25/15	07/23/15 COMPLETED	03/30/15
3-26-15 sb Initial brush letter. Follow up 4-9-15					
3-30-15 sb Karen Angel tel. They don't have any brush or leaves out. Close.					
03/25/15 20150335	1361 SHERIDAN CT	BRUSH LETTER N/A	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/26/15 20150375	598 SKYLARK DR	BRUSH LETTER MEADOWLAWN 4	03/26/15	07/24/15	
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.					
03/26/15 20150374	1440 SKYLARK DR	BRUSH LETTER HERITAGE HILL 10	03/26/15	07/24/15	
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.					
03/26/15 20150377	851 STAUNTON RD E	BRUSH LETTER N/A	03/26/15	07/24/15	
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.					
03/26/15 20150382	1315 WRIGHT CIR	BRUSH LETTER HERITAGE HILL 4	03/26/15	07/24/15	
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.					
03/26/15 20150381	1333 WRIGHT CIR	BRUSH LETTER HERITAGE HILL 4	03/26/15	07/24/15	
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.					
03/31/15 20150398	1150 BUNKER HILL RD	TRASH & DEBRIS HERITAGE HILL 11	03/31/15	07/29/15	
3-30-15 sb Box spring in ROW. Certificate, follow up 4-7-15.					
03/31/15 20150404	833 DORSET RD N	BRUSH LETTER	03/31/15	07/29/15	
3-31-15 dp Initial brush letter out 4-1-15 follow up 4-9-15.					

03/31/15	1135 STEPHENSON DR	TRASH & DEBRIS	03/31/15	07/29/15
20150399		HERITAGE HILL 12		
3-30-15 sb Couch in ROW. Certificate, follow up 4-7-15.				
03/31/15	1002 STONYRIDGE AVE	ZONING PROBLEMS	03/31/15	07/29/15
20150401		HERITAGE HILL 7		
3-31-15 sb Temporary carport in rear yard. Certificate, follow up 5-1-15.				
03/31/15	1238 TODD LANE	TRASH & DEBRIS	03/31/15	07/29/15
20150397		NORTHFIELD 1		
3-30-15 sb Dresser in the ROW. Certified, follow up 4-9-15.				

CITY OF TROY - WARD TWO
 VIOLATIONS BY FILE DATE
 03/11/2015 TO 04/01/2015

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03/11/15	418 OHIO AVE	TRASH & DEBRIS	03/11/15	07/09/15	03/19/15
20150243		CULBERTSON HEIGHTS		TRASH REMOVED	
3-11-15 dp Neighbor complaint of this tenant tossing trash out the side door of this residence. Most of the trash is in bags just on the ground. Certified letter follow up 3-16-15.					
3-18-15 dp Trash gone close.					
3-20-15 dp certified returned unclaimed. Will have to send both ways in the future.					
03/18/15	825 MAIN ST W	SIGN VIOLATIONS			
20150262					
3-16-15 dp Noticed the west side of the freestanding sign face has broken and fallen out. I made contact with the on duty manager at the time and was informed they have an outstanding workorder out for this to be repaired. I will follow up as needed.					
03/25/15	135 ELM ST S	VEHICLE ON GRASS	03/25/15	06/23/15	
20150299					
3-25-15 sb White GMC van parked on grass in rear yard. Certified along with trash letter. Follow up 4-6-15.					
03/25/15	135 ELM ST S	TRASH & DEBRIS	03/25/15	07/23/15	
20150298					
3-25-15 sb Trash by the back door. Certified along with junk vehicle letter. Follow up 4-6-15.					
03/25/15	26 HOBART DR	TRASH & DEBRIS	03/25/15	07/23/15	03/31/15
20150297			DOHM, NELSON	TRASH REMOVED	
3-25-15 sb Trash, boxes, scrap metal all around. Certificate, follow up 3-31-15.					
3-31-15 sb Trash gone. Close.					
03/25/15	402 MAIN ST W	SIGN VIOLATIONS	03/25/15	07/23/15	
20150295		N/A			
3-25-15 sb LWTC, 335-1776. They have pennants on the porch. Follow up 3-30-15.					
3-27-15 sb Beth Slutz tel. She will remove the garland/pennants. She also explained that the sign hasn't been hung yet because they're having a little trouble with it. Her brother is on a project right now and that will be done soon and then he will come hang it. Told her that would be fine.					
3-30-15 sb Inspected. They partially took down the pennants. There are still some by the handrail. Left message for Beth Slutz and Myrna Yoder-building owner. Beth called and I was out. Send violation letter and gave until 4-7-15.					
03/25/15	414 MAIN ST W	SIGN VIOLATIONS	03/25/15	07/23/15	03/27/15
20150296			COMPLETED		
3-25-15 sb Spoke with Kevin, the manger. Explained that they are not permitted to have pennants around their outdoor seating area. He said he would remove. Follow up 3-30-15.					
3-27-15 sb Pennants removed. Close.					

Date	Address	Violation	Report Date	Resolution Date	Status
03/25/15	514 MAIN ST W	SIGN VIOLATIONS	03/25/15	07/23/15	03/31/15
20150294				COMPLETED	
3-25-15 sb LWTC 815-2248. They have a temp sign without a permit. Follow-up 3-30-15. 3-26-15 sb Mark lwtc and then I called back at 937-204-0024. I explained the situation with the temp sign, that they need a sign permit and the sign must be attached to the building and not the railing. He said he would figure out what to do over the weekend and let me know. Follow up 3-31-15. 3-31-15 sb Sign removed. Close.					
03/25/15	616 MICHIGAN AVE	BRUSH LETTER	03/25/15	07/23/15	
20150327		CULBERTSON HEIGHTS			
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
03/26/15	1021 STONYRIDGE AVE	BRUSH LETTER	03/26/15	07/24/15	
20150378		N/A			
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.					
03/31/15	1016 GREENFIELD DR	JUNK VEHICLE	03/31/15	07/29/15	
20150402		N/A			
3-31-15 sb RV parked beside house with no visible tags. Certified, follow up 4-13-15.					
03/26/15	132 LITTLEJOHN RD	BRUSH LETTER	03/26/15	07/24/15	03/31/15
20150353		SHERWOOD MANOR 1		COMPLETED	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15 3-31-15 dp Owner called saying they have removed this. Confirmed close.					
03/26/15	195 LITTLEJOHN RD	BRUSH LETTER	03/26/15	07/24/15	
20150352		SHERWOOD MANOR 2			
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15	64 MERRY ROBIN RD	BRUSH LETTER	03/26/15	07/24/15	
20150355		SHERWOOD MANOR 1			
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15	302 ROBINHOOD LN	BRUSH LETTER	03/26/15	07/24/15	
20150360					
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15	454 SHAFTSBURY RD	BRUSH LETTER	03/26/15	07/24/15	
20150367		SHERWOOD MANOR 1			
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15	839 SHAFTSBURY RD	BRUSH LETTER	03/26/15	07/24/15	
20150366		NOTTINGHAM			
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15	307 STAUNTON RD E	BRUSH LETTER	03/26/15	07/24/15	
20150376		N/A			
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.					
03/30/15	163 SHAFTSBURY RD	TRASH & DEBRIS	03/30/15	07/28/15	
20150394		N/A			
3-30-15 dp Trash and debris in the curb lawn. This appears as a move out as there is now a sign in the yard "for rent". Certificate and follow up 4-3-15.					
03/31/15	198 LITTLEJOHN RD	JUNK VEHICLE	03/31/15	07/29/15	
20150410		SHERWOOD MANOR 1			
3-31-15 dp Noticed a Chevy Corsica in the drive with plates expired. Certified letter to property owner and cc to tenant. Follow up 4-9-15.					

CITY OF TROY - WARD THREE
 VIOLATIONS BY FILE DATE
 03/11/2015 TO 04/01/2015

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File Date	Address	Violation	File Date	Action	File Date
03/16/15 20150259	519 CLAY ST S	VEHICLE ON GRASS	03/16/15	06/14/15 VEHICLE MOVED	03/25/15
3-16-15 dp Noticed a white dodge pickup with a left front flat that is parked in the grass off the alley at this residence. Certified letter with a follow up 3-24-15. 3-19-15 dp Green card back dated 3-18-15 follow up 3-25-15. 3-25-15 dp Vehicle gone close.					
03/16/15 20150258	525 CLAY ST S	JUNK VEHICLE	03/16/15	07/14/15 VEHICLE MOVED	03/25/15
3-16-15 dp Noticed a maroon chevy parked in the grass off the alley. It has a donut on the left front and an almost flat right front. Certified follow up 3-24-15. 3-25-15 dp Vehicle gone close.					
03/19/15 20150269	631 CANAL ST E	EXCREMENT PROBLEM	03/19/15	07/17/15 COMPLETED	03/30/15
3-19-15 dp Complaint of excessive animal excrement in the side yard along S Counts St. Also storing excrement in a small red bucket with no lid on the same side of the house. Certified with cc to tenant. Follow up 3-24-15. 3-24-15 dp Green card back undated. Follow up 3-27-15. 3-27-15 dp Still a large amount of animal excrement exists. Will send a 48 hr letter to both owner and tenant and follow up 3-31-15. 3-30-15 dp animal excrement gone close.					
03/19/15 20150268	631 CANAL ST E	TRASH & DEBRIS	03/19/15	07/17/15 TRASH REMOVED	03/27/15
3-19-15 dp Complaint of trash on the back porch and along the east side of the house. Certified with cc to tenant, follow-up 3-24-15. 3-24-15 dp Green card back undated. Follow up 3-27-15. 3-27-15 dp Trash gone close.					
03/19/15 20150270	1136 CANAL ST E	TRASH & DEBRIS CLOVERDALE	03/19/15	07/17/15 TRASH REMOVED	03/24/15
3-19-15 dp Plywood and parts of a wooden bedframe are leaning up acting as a gate for the fence and there is various other trash about the rear of the property. Cetrtificate with cc to Tenant. Follow up 3-24-15. 3-24-15 dp Trash gone close.					
03/20/15 20150276	719 MULBERRY ST S	TRASH & DEBRIS	03/20/15	07/18/15	
3-20-15 dp While in the alley on another violation I noticed quite a large amount of trash and brush. Certified to property owner, unsure which tenant this belongs to. Follow up 3-26-15. 3-26-15 dp Green card back dated 3-24 follow up 3-28-15. 3-31-15 dp Trash remains send a 48 hour letter and follow up 4-4-15.					
03/20/15 20150277	719 MULBERRY ST S	JUNK VEHICLE	03/20/15	07/18/15	
3-20-15 dp Noticed a boat and trailer in the rear yard off the alley. Trailer has no visible tags and the trailer tires appear flat. I saw no motor on this boat. Certified to owner, unsure which tenant this belongs to. Folllow up 3-30-15. 3-26-15 dp green card back dated 3-24-15 follow up 3-31-15. 3-31-15 dp Boat/trailer still in the rear yard although it has been moved a few feet it is still in violation will send a 48 hour letter and follow up 4-4-15.					
03/26/15 20150339	322 CANAL ST E	TRASH & DEBRIS	03/26/15	07/24/15 TRASH REMOVED	03/30/15
3-26-15 dp Complaint of trash about the south side of this property. I made contact with Ted and he asked for me					

to do our regular violation letter. Certificate to Ted with cc to tenant. Follow up 3-29-15.
 3-30-15 dp Trash gone. Some trash in bags in the recycle bin but not scattered everywhere close.

03/26/15 20150347	907 CLAY ST S	BRUSH LETTER	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15 20150350	701 FRANKLIN ST E	BRUSH LETTER N/A	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15 20150354	1115 LONG ST	BRUSH LETTER N/A	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15 20150340	312 MULBERRY ST S	TRASH & DEBRIS N/A	03/26/15	07/24/15	
3-25-15 dp Complaint of trash, likely move out, in the rear yard adjacent to the alley. Certified to owner. This is a triple unit and I do not know which tenant put this out. Certified follow up 3-29-15.					
03/26/15 20150356	814 MULBERRY ST S	BRUSH LETTER N/A	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15 20150364	345 OAK ST	BRUSH LETTER	03/26/15	07/24/15 COMPLETED	03/31/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
3-31-15 dp Cleaned up by owner. Confirmed close.					
03/26/15 20150365	867 SCOTT ST	BRUSH LETTER N/A	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15 20150373	628 UNION ST S	BRUSH LETTER N/A	03/26/15	07/24/15 COMPLETED	03/31/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
3-30-15 dp Received a call from this property owner and she says there is nothing out.					
3-31-15 dp Confirmed close.					
03/26/15 20150363	636 UNION ST S	BRUSH LETTER N/A	03/26/15	07/24/15 COMPLETED	03/31/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
3-31-15 do Confirmed there is no debris close.					
03/31/15 20150407	691 FLORAL AVE	TRASH & DEBRIS	03/31/15	07/29/15	
3-31-15 dp Various trash and debris items around the drive and the garage. Certificate to property owner with cc to tenant. Follow up 4-5-15.					
03/31/15 20150408	691 FLORAL AVE	JUNK VEHICLE	03/31/15	07/29/15	
3-31-15 dp An orange and silver GM pick-up truck that appears inoperable parked in the drive. Certified letter to the property owner with a cc to the tenant. Follow up 4-9-15.					
03/31/15 20150403	230 SOUTHVUE DR	BRUSH LETTER SOUTHVUE ESTATES 3	03/31/15	07/29/15	
3-31-15 dp Initial brush letter out 4-1-15 follow up 4-9-15.					
03/23/15	722 MCKAIG AVE	TRASH & DEBRIS	03/23/15	07/21/15	03/31/15

20150286		N/A	REMOVED BY CONTRACTOR	
3-23-15 dp Received this complaint from T. Davis via Jerry Mullins. These tenants were piling this trash out (move out) and Jerry told them we would not take these items. He attempted knocking on the door to no avail. Certificate letter follow up 3-27-15.				
3-27-15 dp Spoke with Susan Fogt this morning. She was not particularly happy. she said sh will have this gone by 3-31-15. I inspected and 90% has been removed. Follow up 3-31-15.				
3-31-15 dp Inspection today..Progress has worsened as tthere is a heap out again. I will send to OZ to remove Close.				
03/25/15	327 DRURY LN	BRUSH LETTER	07/23/15	03/30/15
20150302		N/A	COMPLETED	
3-26-15 sb Initial brush letter. Follow up 4-9-15.				
3-30-15 dp The owner called and said the only thing that had been out was from a tree the City cut down out of the ROW.				
03/25/15	502 GRANT ST	BRUSH LETTER	03/25/15	07/23/15
20150307		N/A		
3-26-15 sb Initial brush letter. Follow up 4-9-15.				
03/25/15	354 LINCOLN AVE	BRUSH LETTER	03/25/15	07/23/15
20150319		N/A		
3-26-15 sb Initial brush letter. Follow up 4-9-15.				
03/25/15	543 LINCOLN AVE	BRUSH LETTER	03/25/15	07/23/15
20150320				
3-26-15 sb Initial brush letter. Follow up 4-9-15.				
03/25/15	603 LINCOLN AVE	BRUSH LETTER	03/25/15	07/23/15
20150318				
3-26-15 sb Initial brush letter. Follow up 4-9-15.				
03/25/15	434 MARKET ST S	BRUSH LETTER	03/25/15	07/23/15
20150324				
3-26-15 sb Initial brush letter. Follow up 4-9-15.				
03/26/15	692 FLORAL AVE	ZONING PROBLEMS	03/27/15	07/25/15
20150384		N/A		
3-27-15 dp This address is actually 691 1/2 floral Ave. The owner at 693 Floral shares an entry point but the lanes split and her lane is actually on City property as she has a granted easement. The Tenants at 691 1/2 continue to drive and park in an area between the 2 lanes and have turned the grass to mud. I will send a letter to the owner Chester Cantrell and the Tenant to cease this activity. I gave Lillian Russell of 693 Floral my cell so she can call me when they are parked illegally so I can get photos. Follow up as needed.				
CITY OF TROY - WARD FOUR				04/01/2015
VIOLATIONS BY FILE DATE				08:38:14 AM
03/11/2015 TO 04/01/2015				
03/16/15	1018 MARKET ST S	JUNK VEHICLE		03/16/15
20150256			NO VIOLATION	
3-16-15 dp I recieved an email from Torrie Smothers, neighbor to the north of this address, about the vehicles in the driveway at this location. I have had problems with junk vehicles and vehicles on the grass here. I inspected today and all vehicles are current on tags, tires are intact and the vehicles appear operable. I emailed Ms. Smothers the Codified Ordinances and explained the procedure we have to follow regarding junk or inoperative vehicles. Currently I find no violations. Close.				
03/26/15	332 ARMAND DR	BRUSH LETTER	03/26/15	07/24/15
20150345				
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				

03/26/15 20150341	1490 MCKAIG AVE	TRASH & DEBRIS N/A	03/26/15	07/24/15	
3-25-15 do Complaint of a large tree limb that has fallen onto the privacy fence. The limb has completely separated from the tree itself and is resting on the fence and a gas grill. B&C shows this to be a foreclosure since July 2014 but had the address of 1304 W. Main St. Certificate and follow up 3-29-15. 3-30-15 dp Tree and debris remain 48 hr letter follow up 4-2-15.					
03/26/15 20150357	379 MUMFORD RD	BRUSH LETTER N/A	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15 20150369	195 SOUTHVUE DR	BRUSH LETTER SOUTHVUE ESTATES 1	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15 20150368	204 SOUTHVUE DR	BRUSH LETTER N/A	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/26/15 20150370	244 SOUTHVUE DR	BRUSH LETTER SOUTHVUE ESTATES 3	03/26/15	07/24/15	
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.					
03/31/15 20150409	1018 MARKET ST S	TRASH & DEBRIS	03/31/15	07/29/15	
3-31-15 dp Noticed a stack of old tires and other trash and debris along the south side of the driveway. Certificate to property owner with cc to tenant John Browning. Follow up 4-5-15.					
<div style="text-align: center;">CITY OF TROY - WARD FIVE</div> <div style="text-align: center;">VIOLATIONS BY FILE DATE</div> <div style="text-align: center;">03/11/2015 TO 04/01/2015</div> <div style="text-align: right;">04/01/2015 08:38:14 AM</div>					
03/13/15 20150251	1479 MAIN ST W	JUNK VEHICLE	03/13/15	07/11/15	03/23/15
<div style="text-align: right;">VEHICLE MOVED</div> 3-13-15 dp Noticed a white chevy 2 door in the drive with a left rear flat. Certified letter with a cc to the tenant follow up 3-23-15. 3-23-15 dp Vehicle gone close. 3-24-15 dp Green card back dated 3-23-15. Received a call from the property owner about this and I explained the situation and that it was already closed.					
03/18/15 20150264	1324 CROYDON RD	SIGN VIOLATIONS N/A	03/18/15	07/16/15	03/26/15
<div style="text-align: right;">COMPLETED</div> 3-18-15 dp Noticed a Pure Lawn metal yard sign in the front yard. I had this same complaint in July 2014. Certificate letter with removal in 7 days follow up 3-26-15. 3-26-15 dp Sign gone close.					
03/18/15 20150263	753 LYMINGTON RD	FENCE PROBLEMS N/A			03/18/15
<div style="text-align: right;">NO VIOLATION</div> 3-18-15 dp Complaint of a chainlink fence hanging over into the neighbors yard to the south. I inspected this and took a picture and found no violation at this current time. Close.					
03/23/15 20150285	1452 HENLEY RD	TRASH & DEBRIS N/A	03/23/15	07/21/15	
3-23-15 dp Complaint of a mattress and box in the curb lawn. Certified letter follow up 3-27-15. 3-30-15 DP Green card back dated 3-26-15. Follow-up 3-30-15. 3-31-15 dp Received a call from Cory May the owner and he said his tenant had been calling the City instead of Rumpke. Mr. May					

said this will be removed by the end of the week. Follow up 4-6-15.

03/25/15 20150333	1021 MC KAIG AVE	BRUSH LETTER N/A	03/25/15	07/23/15
3-26-15 sb Initial brush letter. Follow up 4-9-15.				
03/25/15 20150334	714 RIDGE AVE S	BRUSH LETTER	03/25/15	07/23/15
3-26-15 sb Initial brush letter. Follow up 4-9-15.				
03/26/15 20150346	633 BRANFORD RD	BRUSH LETTER WESTBROOK 7	03/26/15	07/24/15 COMPLETED
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				
3-31-15 dp Owner called left a vm saying this was gone. Confirmed close.				
03/26/15 20150358	770 CLARENDON RD	BRUSH LETTER WESTBROOK 7	03/26/15	07/24/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				
03/26/15 20150348	1681 CORNISH RD	BRUSH LETTER WESTBROOK 9	03/26/15	07/24/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				
03/26/15 20150359	920 DARTMOUTH RD	BRUSH LETTER N/A	03/26/15	07/24/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				
03/26/15 20150349	1519 FLEET RD	BRUSH LETTER N/A	03/26/15	07/24/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				
03/26/15 20150351	636 GATESHEAD RD	BRUSH LETTER WESTBROOK 7	03/26/15	07/24/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				
03/26/15 20150361	402 LAKE ST	TRASH & DEBRIS N/A	03/26/15	07/24/15
3-26-15 sb Complaint of broken down trampoline in backyard. Inspected, trampoline is falling apart, house vacant. Certificate, follow up 4-2-15.				
03/26/15 20150372	207 RIDGE AVE S	BRUSH LETTER N/A	03/26/15	07/24/15
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.				
03/26/15 20150379	537 SUMMIT AVE	BRUSH LETTER N/A	03/26/15	07/24/15
3-25-15 sb Initial brush letter sent. Follow up 4-9-15.				
03/26/15 20150362	1438 SUSSEX RD	BRUSH LETTER N/A	03/26/15	07/24/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				
03/26/15 20150371	114 TAMWORTH RD	BRUSH LETTER SHERWOOD MANOR 1	03/26/15	07/24/15
3-26-15 dp Initial brush letter out 3-26-15 follow up 4-9-15.				
3-30-15 dp Ms. Welbaum called and said the brush is her neighbors.				
03/26/15 20150380	1142 WESTRIDGE DR	BRUSH LETTER N/A	03/26/15	07/24/15

3-25-15 sb Initial brush letter sent. Follow up 4-9-15.

3-30-15 sb Call came in, taking to Dye Mill Rd. today.

03/30/15 20150395	1430 MAIN ST W	SIGN VIOLATIONS	03/30/15	07/28/15	
3-30-15 sb Spoke with Ashton at Hometown Urgent Care. They have 2 "Open" signs that are blinking. Asked her to turn the signs to static. She said she would try. Follow up 4-1-15.					
03/30/15 20150396	1224 MC KAIG AVE	JUNK VEHICLE	03/30/15	07/28/15	
3-30-15 sb Red, Dodge Dakota, pick up truck. Smashed front end, flat tire, tags expired 2/11/15, apparently inoperable. Certified, follow up 4-10-15.					
03/30/15 20150388	104 TAMWORTH RD	BRUSH LETTER N/A	03/30/15	07/28/15	
3-30-15 dp Initial brush letter out 3-31-15 follow up 4-9-15.					
03/31/15 20150405	809 BRANFORD RD	BRUSH LETTER WESTBROOK 11	03/31/15	07/29/15	
3-31-15 dp Initial brush letter out 4-1-15 follow up 4-9-15.					
03/25/15 20150332	1010 MAYFAIR RD N	BRUSH LETTER EDGEHILL	03/25/15	07/23/15	
3-26-15 sb Initial brush letter. Follow up 4-9-15.					
CITY OF TROY - WARD SIX VIOLATIONS BY FILE DATE 03/11/2015 TO 04/01/2015				04/01/2015 08:38:14 AM	
03/16/15 20150255	2503 THORNHILL DR	TRASH & DEBRIS N/A	03/23/15	07/21/15	03/27/15
3-13-15 dp Complaint of a new owner placing left over items out for trash. Upon inspection there is a sofa, love seat, chair and a mattress and box spring. This does not look like a move out. I will wait for trash day and follow up after.					
3-23-15 dp Furniture remains I will send a violation letter certificate and follow up 3-27-15.					
3-27-15 dp Trash/furniture gone close.					
03/18/15 20150267	1901 MAIN ST W	PROPERTY MAINTENANCE		COMPLETED	03/26/15
3-19-15 dp I am sending a friendly letter about some property maint. issues and the current appearance of this location. I will follow-up when I have contact with the owners in CA. I am sending this certified.					
3-26-15 dp This location has sold. I will monitor and see what the new owners plan to do moving forward. Close.					
03/23/15 20150284	560 BROOKMEADE CT	PROPERTY MAINTENANCE WILLOWCREEK4		COMPLETED	03/30/15
3-23-15 dp Received a neighbor complaint of this house "falling apart". Upon my inspection the only violation I could see was one down spout from the gutter had come apart. There was a screen off of one window and one shutter missing but these are not violations. I will send a friendly letter about the down spout. Follow up 3-31-15.					
3-30-15 dp The owner has repaired the down spout close.					
03/24/15 20150292	2523 THORNHILL DR	TRASH & DEBRIS N/A		NO VIOLATION	03/24/15
3-24-15 dp Received a voicemail complaint of trash in front of the garage at this location. At the time on my inspection what trash that was present was in bags in cans and recycle bin. There were some kids toys in the yard. No violation at this time.					
03/25/15 20150329	2509 ABERDEEN CT	BRUSH LETTER KINGS CHAPEL 4	03/25/15	07/23/15	

3-26-15 sb Initial brush letter. Follow up 4-9-15.


03/25/15	302 KINGS CHAPEL DR	BRUSH LETTER	03/25/15	07/23/15
20150312		N/A		

3-26-15 sb Initial brush letter. Follow up 4-9-15.

03/31/15	2000 MAIN ST W	SIGN VIOLATIONS	03/31/15	07/29/15
20150400				

3-31-15 sb During inspections, noticed plywood stacked up and "15% off Windows" painted on the side. Spoke with Mike the manager and explained he needs to remove the sign get a temporary sign permit for future signs. He said they would remove. Follow up 4-2-15.



Date: March 31, 2015
To: Patrick Titterington, Director of Public Service and Safety
From: Jim Dando, Development Director
Subject: Items of Interest – Annexation Process 

After nearly a decade of disuse, the annexation process has again become a confusing issue in the Troy community. Currently two different annexation petitions from private property owners are being processed by the Miami County Board of Commissioners. City Hall staff and City Council have received several questions from residents and neighbors who are concerned because they don't understand how the annexation process works. The best information comes from a 216-page manual prepared in 2001 by the County Commissioners Association of Ohio. That association makes it available to everyone, on-line at its website: www.ccao.org

During the accelerated growth sparked by the Post-WWII Baby Boom, Ohio's annexation laws generally encouraged annexation to cities and villages, to provide more extensive local government services to the state's growing population. By the closing decades of the 20th century, county commissioners across Ohio found themselves caught in many annexation controversies between townships and cities. The Ohio Township Association, concerned about the loss of township property taxes from annexed land, promoted extensive revision of the annexation process. After nearly a decade of debate and with additional support from the Ohio Municipal League, the Legislature enacted major changes to the annexation laws in 2001. In Miami County, this prompted a flurry of annexations, until the start of the Great Recession. The most recent annexation to the City of Troy occurred in 2007.

By Ohio law, annexations start with the property owners filing a formal petition with the county commissioners. Although not required, attorneys typically assist with annexation petitions. Five different types of annexation petitions have differing technical requirements that must be met. After thorough review, the county commissioners can approve or deny the property owners' petition. If approved, the annexation is then forwarded to the municipality, which can accept or reject the annexation.

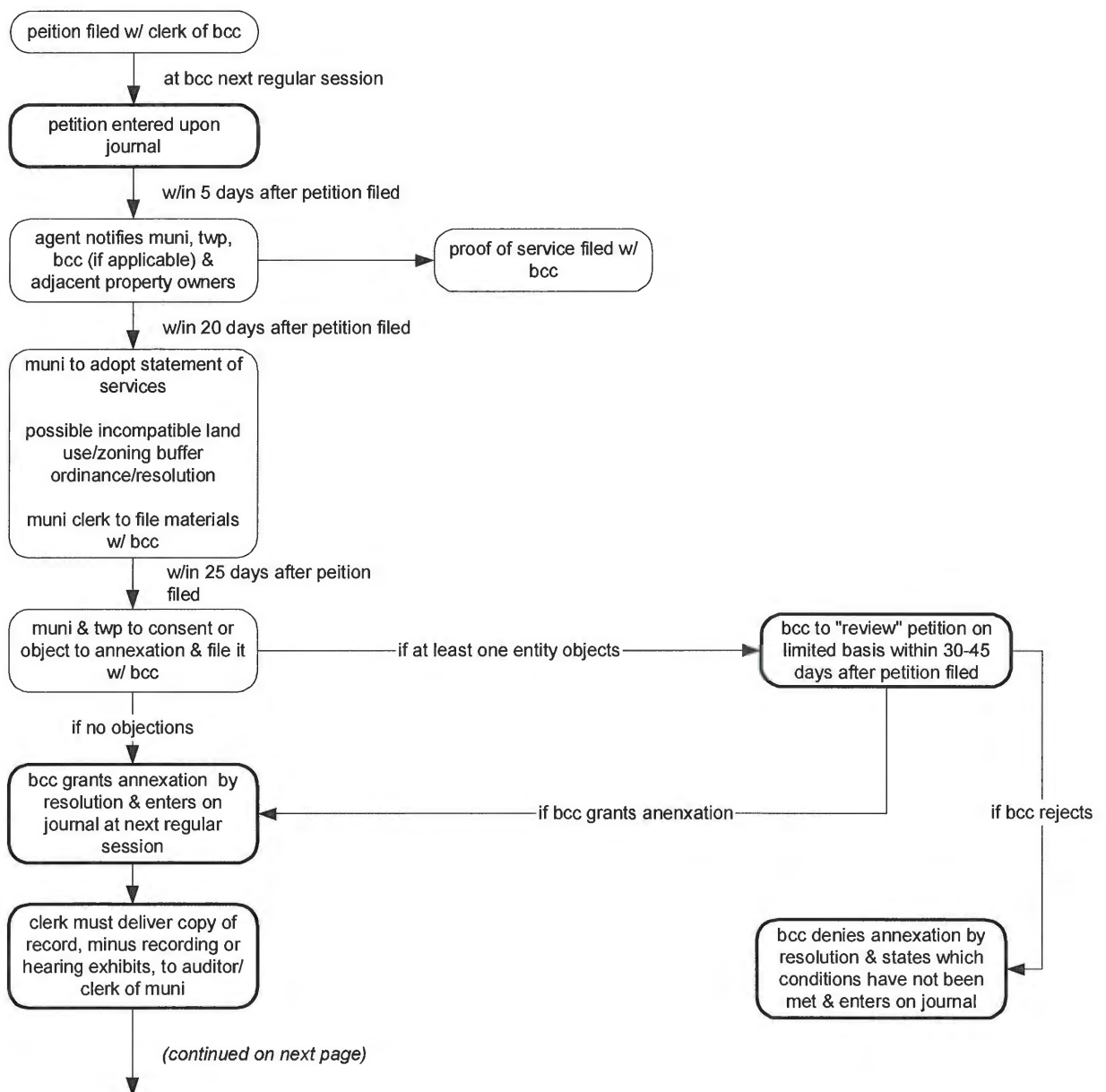
The simplest process for property owners is an Expedited Type 2 annexation. It has numerous technical requirements, such as having a relatively small size. The petition must be signed by 100% of the property owners in the proposed annexation territory. (The regular procedure requires only 51% of the property owners.) The petitioners also must provide certain notices to the municipality, the township, and neighboring property owners (within 5 days of the filing). Before the county commissioners can act on the property owners' petition, the city council must provide assurance of what municipal services can be provided and must agree to provide a zoning buffer if necessary (within 20 days). The process is further expedited if both the city and the township provide consent legislation (within 25 days). However, the approval of the annexation still must come from the county commissioners and the city council must then decide whether to accept or deny the annexation.

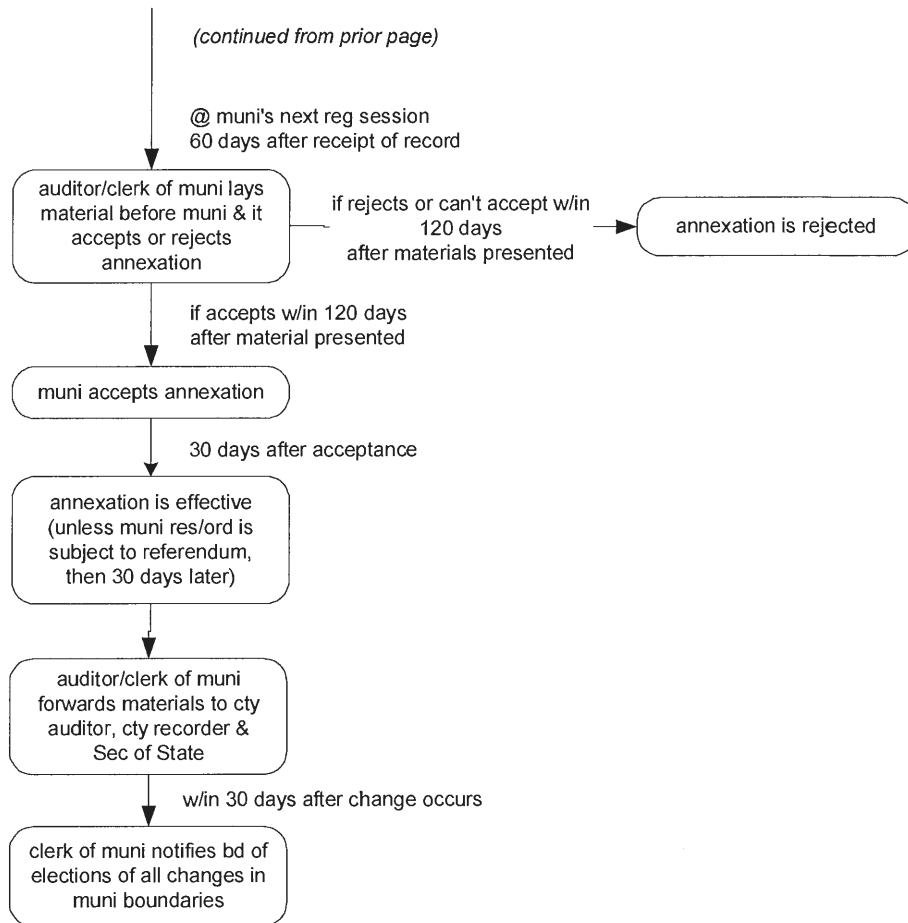
In actual practice, many townships across Ohio challenge any annexation, citing their loss of future real estate property taxes. On the other side of the issue, municipalities typically accept every annexation, because they have no say in whatever occurs on properties just outside their city limits. In the middle, the petitioning property owners want the annexation and access to municipal services not generally available to properties in unincorporated areas. To them, those additional services outweigh any extra city taxes or regulations that apply.

Appendix L

Procedural Flow Chart for Expedited Type 2 Annexations ORC 709.023

Petitions Submitted By All Property Owners With or Without Consent of Municipality & Township(s)





April 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 Good Friday City Offices Open	4
5 	6 7:00 p.m. Council	7 11:00 a.m. Park Board	8 3:30 p.m. Planning Commission	9	10 	11
12	13	14	15 1:00 p.m. Rec Board @ Hobart Arena	16	17	18
19	20 7:00 p.m. Council	21	22 3:30 p.m. Planning Commission	23	24	25
26	27	28 3:30 p.m. BZA	29	30		

April 2015

Monthly Planner

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																	
<div> <div>March</div> <table> <tr><td>S</td><td>M</td><td>T</td><td>W</td><td>T</td><td>F</td><td>S</td></tr> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td><td></td></tr> </table> </div>			S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					1 7:15 AM - 10:00 AM FREESTYLE	2 7:15 AM - 10:00 AM FREESTYLE 10:00 AM - 10:30 AM PRESCHOOL 12:00 PM - 2:00 PM ANNA 3:00 PM - 3:45 PM FREESTYLE 4:00 PM - 5:30 PM JR CLUB 5:30 PM - 7:00 PM SKATE W/US 8:00 PM - 10:00 PM CANES & PUCKS CHAMPIONSHIP	3 7:15 AM - 10:00 AM FREESTYLE 2:30 PM - 7:30 PM FREESTYLE AND TSC	4 10:15 AM - 12:15 PM TSC ICE OFF!!!!!!							
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5 CLOSED FOR EASTER!!!!	6 CLEAN FLOOR	7 7:00 AM FINISH FLOOR---PUT TURF DOWN---TAKE GLASS OUT 6:00 PM - 9:00 PM 1ST AID TRAINING IN BACK ROOM	8 WGI 4:00PM - 12MIDNIGHT	9 8:00 AM - 8:00 PM WGI 8:30 PM - 11:59 PM PARADIGM (WGI)	10 8:00 AM - 8:00 PM WGI 10:00 PM - 1:00 AM ONYX (WGI)	11 8:00 AM - 6:00 PM WGI 6:30 PM - 11:00 PM ONYX (WGI)																																																	
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19 CROWDER 7:00PM	20 7:00 AM FINISH TEARDOWN & TURF DOWN 5:30 PM - 6:15 PM 4 YR OLD SOCCER 6:30 PM - 7:15 PM BOYS 5&6 SOCCER 7:30 PM - 8:15 PM BOYS 7&8 SOCCER	21 6:00 PM - 6:45 PM GIRLS 5&6 SOCCER 7:00 PM - 7:45 PM GIRLS 7&8 SOCCER	22 5:30 PM - 6:15 PM 4 YR OLD SOCCER 6:30 PM - 7:15 PM BOYS 5&6 SOCCER 7:30 PM - 8:15 PM BOYS 7&8 SOCCER	23 6:00 PM - 6:45 PM GIRLS 5&6 SOCCER 7:00 PM - 7:45 PM GIRLS 7&8 SOCCER 8:00 PM - 8:45 PM SOFTBALL PITCHING CLINIC	24	25																																																	
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